Geotechnical, Environmental and Materials Engineering

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

LOT A, PLAN 9122022 AND LOT 14, BLOCK 85, PLAN 1822155
INNISFAIL, ALBERTA

PREPARED FOR

THE TOWN OF INNISFAIL

INNISFAIL, ALBERTA

PREPARED BY

PARKLANDGEO LTD.

SHERWOOD PARK, ALBERTA



PROJECT NO.: 2406337RD

DATE: NOVEMBER 29, 2024

REVISION: 1

EXECUTIVE SUMMARY

The Town of Innisfail (the Client) commissioned ParklandGEO Ltd. (ParklandGEO) to conduct a Phase 1 Environmental Site Assessment (ESA) on Lot A, Plan 9122022 and Lot 14, Block 85, Plan 1822155 in Innisfail, Alberta.

Based on the available information gathered during the Phase 1 ESA, the following conclusions have been made:

- The Property is currently owned by The Town of Innisfail since 1990 and 2013. The current and previous ownership are not expected to pose a significant environmental risk to the Property.

- The Property consisted of an undeveloped grass covered lot, surrounded by residential development to the north and east, industrial development to the south and agricultural land to the west.

- The Environmental Site Assessment Repository (ESAR) identified documents related to a Phase 1 and 2 ESA on a well site located approximately 320 m west of the Subject Property. The Phase 2 ESA involved nine test pits that identified suspected bentonite and drilling waste as well as soil exceedances for Petroleum hydrocarbon Fractions F2, pH, conductivity and SAR within the well site. Based on the distance from the Subject Property the environmental risk to the Subject Property risk is considered to be low.

- Relevant municipal and provincial government agencies were contacted to obtain environmental records for the Property, including Alberta Safety Codes Authority, Alberta Energy Regulator, Alberta Environment and Protected Areas, and the Town of Innisfail. The agencies contacted reported no environmental concerns with the Subject Property.

- The following potential environmental issues were not found to be of concern on the Subject Property from available information gathered: air emissions or air quality, chemical use and storage, drains and sumps, fill, hazardous materials use and storage, hazardous wastes, heating and cooling systems, landfills and dump sites, liquid effluents and site runoff, mechanical equipment, methane, oil and gas facilities, ozone depleting substances, pesticides and herbicides, pits and lagoons, polychlorinated biphenyls, radioactive materials and equipment, radon, solid wastes and sewage disposal, stains, underground and aboveground storage tanks, unidentified substances, urea formaldehyde foam insulation, utilities, roads, parking facilities, right-of-ways, vegetation, watercourses, ditches, standing water, and water wells.

Based on the information gathered during the Phase 1 ESA performed by ParklandGEO, the environmental risk associated with the Property is considered to be low and no further environmental work is recommended at this time.

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1.0 INTRODUCTION

1.1 PROJECT BACKGROUND

The Town of Innisfail (the Client) commissioned ParklandGEO Ltd. (ParklandGEO) to conduct a Phase 1 Environmental Site Assessment (ESA) on Lot A, Plan 9122022 and Lot 14, Block 85, Plan 1822155 in Innisfail, Alberta.

The Property is referred to in this report as “Property”, “Subject Property” or “Site” and is depicted on Figures 1 and 2.

1.2 QUALIFICATIONS

The report preparation was completed by Mr. Chase Campbell. Mr. Campbell has a B.Sc., in Environmental Management majoring in Environmental Remediation and Reclamation from Lakeland College and over two years of environmental consulting experience as an environment scientist.

The searches, interview and site inspection was completed by Ms. Megan Baumgartner, ATT. Ms Baumgartner holds a Diploma in Land and Water Resources from Olds College, majoring in Land Reclamation and Remediation

Mr. Daniel Yost, P. Eng. was the senior report author. Mr. Yost has a B.Sc. in Environmental Engineering from the University of Alberta and over 17 years of consulting experience.

Mr. Charbel Noujaim, B.Sc., P.Eng. was the senior report reviewer. Mr. Noujaim, B.Sc., P.Eng. has a B.Sc. in Biology and a B.Eng. in Environmental Engineering form Dalhousie University in Halifax, Nova Scotia and has over 10 years of combined environmental, geotechnical, and materials engineering experience.

2.0 SITE ASSESSMENT PROCESS

2.1 OBJECTIVES AND SCOPE OF WORK

The primary objectives of this Phase 1 ESA were to identify environmental issues associated with the Property and to determine whether any issues identified during the assessment require an intrusive site investigation and, if so, the nature of such work. The scope of work for this assessment was outlined in our proposal PRO240887-RD dated August 19, 2024 and included:

- Obtaining and reviewing records of land ownership from Alberta Land Titles.
- Obtaining and reviewing all pertinent aerial photographs (approximately every 10 years) of the site and adjacent properties to determine the historical sequence of events that have transpired on the site or adjacent properties.
- Obtaining and reviewing information from municipal, provincial and federal regulatory agencies regarding any environmental issues that may be pertinent to the Site.
- Complete an inspection of the Site, including all buildings, and adjacent lands.
- Having discussions with current and/or former landowners/occupants (where possible) to resolve questions and uncertainties that may arise from the above investigative steps.
- Preparing a final report documenting the findings of the Phase 1 ESA investigation.

Authorization to proceed with this assessment was provided by Alan Forman, Project Manager of Community development for Stantec on October 23, 2024, via a signed Professional Service Agreement.

2.2 METHODOLOGY

The scope of work was conducted in accordance with ParklandGEO's standard environmental site assessment procedures which reflect CSA requirements[1] and guidelines outlined by Alberta Environment and Protected Areas (Alberta Environment; AEPA)[2]. Available historical information regarding the Property was reviewed to determine present and past land use and incidents or operations which could be associated with environmental concerns on the Property. Individual tasks included:

- Reviewing time lapse and current aerial photography of the Property and surrounding region to record land use, development and historical site occupancy.
- Obtaining current and historical land titles from Alberta Registries to determine past site owners and review registered right-of-ways attached to the Property.
- Searching the Alberta Environment and Protected Areas website Environmental Site Assessment Repository (ESAR), an online database of environmental assessment reports and reclamation certificates.
- Contacting Alberta Environment and Protected Areas (FRIM and FOIP Divisions) to obtain information on spills or releases on local roads/highways/railways etc. and to obtain scientific/technical information routinely available or available through the Freedom of Information Act for the owners and Property.
- Contacting the Town of Innisfail to obtain information on historical land-use (landfills, waste sites, nuisance grounds, waste discharges), bylaw investigations, tickets, prosecutions, emergency responses, reports of any other environmental issues and current zoning information, environmental nuisance or any other environmental related events.
- Contacting the Alberta Safety Codes Authority (ASCA) to determine if any historical or current underground storage tanks (USTs) or aboveground store tanks (ASTs) are located on or in the vicinity of the Property.
- Contacting Abacus Datagraphics for Alberta Energy Regulator (AER) information on oil and gas facilities, spills and releases, or any environmental occurrences related to the Property and adjacent areas.

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1 *Phase 1 Environmental Site Assessment (CSA Z768-01, R2022).* Canadian Standards Association (CSA). 2022. Ottawa, Canada.

2 *Alberta Environmental Site Assessment Standard*. Alberta Environment. March 2016. Edmonton, Alberta.

- Contacting Alberta Environment and Protected Areas Environmental Compliance Enforcement for information about enforcement actions against owners, current and past Property occupants, along with neighboring occupants.

- Conducting a search of the Alberta Environment and Protected Areas Provincial Groundwater Well Database for groundwater wells in the vicinity of the Property.

- Conducting a search of the Alberta Recycling Management Authority database for information on recycling facilities on or in the vicinity of the Property.

- Contacting the current property owners and tenants for historical and current information.

- Reviewing owner and operator company records and any previous environmental and/or geotechnical assessments conducted on the Property.

- Conducting an inspection of the Property and adjacent properties noting any environmental concerns.

- Preparing a report summarizing the findings and making recommendations regarding the Property.

3.0 PROPERTY DESCRIPTION

3.1 LOCATION, SITE OCCUPANCY AND DEVELOPMENT DETAILS

Table 3.1.1: Location and Development Details

Legal Description:	Lot A, Plan 9122022 and Lot 14, Block 85 Plan 1822155, Innisfail, Alberta
Current Owners:	The Town of Innisfail
Current Land Use:	Undeveloped Residential
Current Zoning:	Residential Single-Family District (R-18)
Property Size:	4.7 Hectares
Sanitary:	The Town of Innisfail
Water:	The Town of Innisfail

3.2 PHYSICAL DESCRIPTION

The approximate 4.7 hectare Property was accessed from 42a Street, located immediately to the south. The Property consisted of an undeveloped grass covered lot, surrounded by residential development to the north and east, industrial development to the south and agricultural land to the west.

3.3 TOPOGRAPHY AND DRAINAGE

The Property was relatively level with overland drainage directed towards the surrounding roadways and catch basins. Standing water was observed in the northeast portion of the Property at the time inspection.

The closest permanent water body was a Napoleon Lake, located approximately 270m north of the Property.

3.4 REGIONAL GEOLOGY AND GROUNDWATER

A search of groundwater wells was conducted through the AEPA Groundwater Well Information Database. The search indicated that there were no groundwater wells listed for the Property and eight wells within a 300 m radius of the Property. Soil stratigraphy include brown sand to a depth of 12 m, followed by sand and clay till to 19 m and altering gravel and sandy till to 34 m and altering shale and sandstone to below the completion depth of 42 m.

Shallow groundwater is typically found within the upper lacustrine clay or clay till deposits at various depths. Deep groundwater conditions or shallow perched groundwater conditions may both be found in this area. Groundwater elevations will fluctuate on a seasonal basis and will be highest after periods of heavy, prolonged precipitation or snow-melt. Groundwater infiltration may be slow and perched conditions may be present during periods of higher precipitation.

4.0 HISTORICAL REVIEW

4.1 PREVIOUS REPORTS AND INVESTIGATIONS

ParklandGEO is not aware of any previous reports completed on the Subject Property and two reports were reviewed for surrounding Properties within 500 m.

4.1.1 Abandoned Wellsite Environmental Reports (320 m west)

- *Phase 1 Environmental Site Assessment, Mobil ET AL Penhold*, 100/09-19-035-28 W4M. Prepared for Creation Communities Inc. Prepared by Trace Associates Inc. September 29, 2014. Project Number 100-889.

- *Phase 2 Environmental Site Assessment, Mobil ET AL Penhold*, 100/09-19-035-28 W4M. Prepared for Creation Communities Inc. Prepared by Trace Associates Inc. September 11, 2018. Project Number 100-889-01.

Trace Associates Inc. (Trace) previously completed a Phase 1 ESA at 19-035-28 W4M, near Innisfail, Alberta due to the presence of an abandoned well site. The report identified that the well site operated between August and September of 1975 and was drilled to a depth of approximately 3,000 m however it did not produce and was later abandoned. A Reclamation certificate was issued for the Site in June of 1976. Based on the salinity calculation it was noted that salinity failed the AER compliance and there was a risk of unknown flare pits or buried pits within the well site. It was recommended that a Phase 2 ESA be completed on the site to identify any potential environmental concerns from the past well operation.

Trace completed a Phase 2 ESA to investigate the potential impacts from previous operations. An electromagnetic survey (EM) to identify potential high conductivity areas in the northeast portion of the site followed by excavating nine test pits to a depth of 5 meters below grade (mbg) within the area. One dutch auger hole was also advanced near the well head to a depth of 2 mbg. The summary of results from the Phase 2 ESA included:

- No buried debris or odours were identified.
- Suspected bentonite was identified in Test Pit 18TP02 between 2.5 and 3.1 mbg as well as drilling waste found in Test Pit 18TP04 between 2.7 and 3.5 mbg.
- Petroleum hydrocarbon (PHC) Fractions F2 concentrations greater than the Guidelines were found in Test Pit 18TP04 at a depth of 3.0 mbg.
- Subsoil electrical conductivity (EC) did not meet the Guidelines and had a pH of 11.7 within Test Pit 18TP02.
- Subsoil SAR within Test Pit 18TP02 exceede the Guidelines of 4.0 mbg.
- Hexavalent chromium exceeded the Tier 1 Guidelines within Test Pit 18TP02 at a depth of 3.0m

Reassessment of the results by ParklandGEO to the current Guidelines, indicated that all previously identified impacts remained greater than the 2024 Tier 1 Alberta Soil and Groundwater Remediation Guidelines. Due to the distance from the Subject Property and the assessment work completed, the environmental risk to the Subject Property is considered to be low.

4.2 HISTORICAL OWNERSHIP AND TENANCY

A review of the current and historical ownership records for the Property is summarized below.

Table 4.2.1: Summary of Historical Ownership Records (Lot A)

Location	From (mm/dd/yyyy)	To (mm/dd/yyyy)	Title #	Owner
Lot A, Plan 9122022	08/01/2018	Present	182183784005	The Town of Innisfail
	06/05/2014	08/01/2018	142170828045	
	06/05/2001	06/05/2014	012162943004	
	03/12/1997	06/05/2001	972068163020	
	08/03/1994	03/12/1997	942240783055	
	09/02/1993	08/03/1994	932036856021	
	12/04/1991	02/09/1993	912333657023	
	12/04/1991	12/04/1991	912166849	

Location	From (mm/dd/yyyy)	To (mm/dd/yyyy)	Title #	Owner
29-035-28 W4M	07/03/1991	07/03/1991	912166724	
NW 20-035-28 W4M	12/19/1990	07/03/1991	902367717043	
NW 20-035-28 W4M and 29-035-28 W4M	04/26/1990	12/19/1990	902115477001	T. Malcolm Campbell Professional Corp
	07/19/1988	04/26/1990	882163348	
NW 20-035-28 W4M	02/03/1987	12/19/1990	872023415B	The Town of Innisfail
	07/07/1980	02/03/1987	802151448	
	01/10/1979	07/07/1979	792006812	RJC Investments Ltd.
	05/13/1975	01/10/1979	752053239	Gordon Floyd Godkin
	04/10/1972	05/13/1975	175X254	Bruce Thompson
NW 20-035-28 W4M	01/12/1972	04/10/1972	156I253	Dorothy Zimmerman
	02/05/1947	01/12/1972	162J116	Archirald Percy Good
	06/09/1946	02/05/1946	191J95	Edmund James Dodd and William Champ

Table 4.2.2: Summary of Historical Ownership Records (Lot 14)

Location	From (mm/dd/yyyy)	To (mm/dd/yyyy)	Title #	Owner
Lot 14, Block 85, Plan 1822155	08/01/2018	Present	182183784001	The Town of Innisfail
NE 19-035-28 W4M	05/24/2014	08/01/2018	132147522	
Plan 8720302	05/23/2013	08/01/2018	132147200	
Lot A, Plan 9122022	06/05/2014	08/01/2018	142170828045	
	06/05/2001	06/05/2014	012162943004	
Plan 0122423	10/03/2013	08/01/2018	132316847	
Plan 0122423	07/22/2013	10/03/2013	132219445	Her Majesty the Queen in Right of Alberta
Lot A, Plan 9122022	03/12/1997	06/05/2001	972068163020	The Town of Innisfail
	08/03/1994	03/12/1997	942240783055	
	02/09/1993	08/03/11994	932036856021	
	12/04/1991	02/09/1993	912333657023	
	03/07/1991	12/04/1991	912166849	
29-035-28 W4M	07/03/1991	07/03/1991	912166724	The Town of Innisfail
NW 20-035-28 W4M	12/19/1990	07/03/1991	902367717043	
	02/03/1987	12/19/1990	872023415B	
SW 29-035-28 W4M	04/26/1990	07/03/1991	902115477001	T. Malcolm Campbell Professional Corp.

Location	From (mm/dd/yyyy)	To (mm/dd/yyyy)	Title #	Owner
SW 29-035-28 W4M	07/19/1988	04/26/1990	882163348	

The Site is currently owned by The Town of Innisfail. The current and historical owners are not expected to pose a significant environmental risk to the Property.

4.3 HISTORICAL AIR PHOTO REVIEW

The following aerial photographs were obtained from the Alberta Provincial Geospatial Centre Aerial Photographic Record System (APRS) and Google Earth for historical review and are included as Figures 4 to 14.

Table 4.3.1: Aerial Photograph Review

Aerial Photograph	Description
Figure 4 **Year 1950** Line 5201 Photo # 145 Source AEPA	• The Subject Property consisted of agricultural land. • Napoleon Lake is located to the north with the remaining surrounding land consisting of agricultural land. • A farm was located northwest of the Subject Property. • Highway 54 was located to the west, 42 Street was located to the south and 60 Avenue to the east.
Figure 5 **Year 1966** Line 5201 Photo # 33 Source AEPA	• The Subject Property and Surrounding landscape remained relatively unchanged.
Figure 6 **Year 1976** Line 2 Photo # 61 Source AEPA	• The Subject Property remained relatively unchanged. • A small shed was located north of the Subject Property beside Napoleon Lake. • The remaining surrounding land remained relatively unchanged.
Figure 7 **Year 1981** Line 2 Photo # 23 Source AEPA	• The Subject Property remains relatively unchanged. • The shed was removed north of the Property. • The industrial area south of the Subject Property has been subdivided into lots. • The remaining surrounding land remained relatively unchanged.
Figure 8 **Year 1986** Line 1 Photo # 162 Source AEPA	• The Subject Property remained relatively unchanged. • The Industrial area south of the Property has had multiple lots developed with buildings. • The remaining surrounding land remained relatively unchanged

Aerial Photograph	Description
Figure 9 **Year 1993** Line 17 Photo # 151 Source AEPA	• The Subject Property remained undeveloped, although did not appear to be longer used for agricultural activities. • Residential homes were developed to the east and northeast. • The industrial area south of the Property was further developed with every lot containing a large buildings and yards. • The remaining surrounding area remained relatively unchanged.
Figure 10 **Year 2002** Line 4 Photo # 115 Source AEPA	• A small approach was developed from 61 Avenue onto the centre portion of the Subject Property. • The residential homes were further developed to the east and north. • The industrial area further developed to the south. • The remaining surrounding area remained relatively unchanged.
Figure 11 **Year 2007** Line 4W Photo # 129 Source AEPA	• The approach on the Subject Property was removed. • The surrounding area remains relatively unchanged.
Figure 12 **Year 2013** Line N/A Photo # N/A Source AEPA	• The Subject Property was relatively unchanged. • Highway 45 was developed to the west of the Subject Property. • The remaining surrounding area was relatively unchanged.
Figure 13 **Year 2018** Line N/A Photo # N/A Source AEPA	• The Subject Property and surrounding area remain relatively unchanged. • A storm pond was constructed across highway 54 to the west within an agricultural field. • The remaining surrounding area was relatively unchanged.
Figure 14 **Year 2023** Line N/A Photo # N/A Source Google Earth	• The Subject Property remained relatively unchanged. • Several residential homes were developed adjacent to the stormwater pond located to the west. • The remaining surrounding area remained relatively unchanged.

The potential environmental risk from the review of aerial photographs is considered to be low.

5.0 CORRESPONDANCE AND INTERVIEWS

5.1 SUMMARY OF INTERVIEWS

At the time of report writing, an interview could not be completed with someone familiar with the history of the Site.

5.2 REGULATORY SEARCHES

Correspondence with Federal, Provincial and Municipal regulatory agencies is presented in Appendix B and is summarized below.

5.2.1 Federal

5.2.1.1 NPRI

The online National Pollutant Release Inventory (NRPI) is a database maintained by Environment and Climate Change Canada (ECCC) that compiles data on more than 300 different substances that are released to the land, water, and air from industrial, commercial, and institutional sources across Canada. Facilities that release substances and meet the reporting requirements are legally required to report their releases and submit the information to ECCC.

The database information includes information on substances including where it has been released, amount of those releases, and how the releases change from year to year. The reporting requirement began in 1993 as part of international efforts to deal with pollution problems around the world. The NPRI now operates through the Canadian Environmental Protection Act, 1999 (CEPA). The Act maintains a list of substances that are harmful to the environment or human health and thresholds for the release of substances by facilities. If releases exceed the thresholds, CEPA requires that information to be reported to the NPRI. The database is current to the 2022 reporting year.

The NPRI database was searched for significant releases for the Property and adjacent properties. There were no releases reported on the Property or within 200 m of surrounding Properties.

5.2.2 Provincial

5.2.2.1 ESAR

ESAR compiled and maintained by Alberta Environment and Protected Areas, was searched for routinely available scientific/technical information for the Property and adjacent areas. No records were held for the Subject Property and two records were reported for a surrounding Property located about 320 m west of the Subject Property (Refer to Section 4.1)

5.2.2.2 ESAR Reclamation Certificates

The online Environmental Site Assessment Repository also searched for reclamation certificates applied for, issued, or cancelled for the Property and adjacent areas. The search indicated that there were no reclamation certificates issued for the Property and one reclamation certificate (#15536) was issued for a former well site located about 200 m west of the Subject Property and held by Mobil Oil Canada Ltd. For an oil lease at NE 19-035-28 W4M. in 1972.

5.2.2.3 AEPA

Alberta Environment and Protected Areas was contacted to determine if any public records exist within the Freedom of Information and Protection of Privacy Act Branch. At the time of report writing no response was received.

AEPA was also contacted to determine if any routinely available public records exist for the Property. At the time of report writing no response was received.

A search was conducted through AEPA for approvals, licenses, registrations, and permits issued under the Water Act and Environmental Protection and Enhancement Act for the Property. The search indicated that there were no records registered for the current landowners, the Property or the quarter section.

A search was conducted through the Abacus Datagraphics website for Alberta Environment information to determine if there had been any landfills or dump sites located on or near the Property. No landfills or dump sites were reported for the Property or within a 500 m radius of the Property.

The AEPA Environmental Compliance Enforcement database was searched regarding the current and historical landowners. No records were held for any of the entities.

5.2.2.4 ASCA

An inquiry was made to the Alberta Safety Codes Authority to determine if any petroleum storage tanks are presently or have historically been located on the Property. The permit regulation under the Safety Codes Act mandates that permits be obtained for the installation, alteration, or removal of flammable and combustible liquid storage tanks. According to the ASCA storage tank means a vessel for flammable liquids or combustible liquids having a capacity of more than 230 L and designed to be installed in a fixed location. This includes the installation of used oil, diesel, gasoline, methanol aviation fuel, etc. tanks. Non-petroleum tanks are not registered with the ASCA. ASCA indicated that there were no records for the Subject Property.

5.2.2.5 AER

A search was conducted through the Abacus Datagraphics website for Alberta Energy Regulator (AER) information to determine if there have been any upstream gas and oil facilities on or within 300 m radius of the Site. The search indicated that there were no records of oil or gas facilities on the Property or within 300 m of the Site.

A second search was conducted through the Abacus Datagraphics website for AER information to determine if there have been any spills, incidents or complaints regarding the Property or within a 300 m radius of the Property. No records were reported for the Property or surrounding areas.

The AER's online coal mine map viewer was searched to determine if there had been any coal mines located on or near the Property. No records were held for the Property or surrounding areas.

5.2.2.6 Alberta Recycling Management Authority

The Alberta Recycling Management Authority (ARMA) is responsible for Alberta's major recycling initiatives and is accountable to the Government of Alberta Minister of Environment and Protected Areas. The ARMA is authorized to manage designated materials including electronics, paint, tires, and used oil materials which are collected through 440 collection sites throughout Alberta.

The ARMA online database was searched for information on recycling facilities on or in the vicinity of the Property. No records were held for the Property or surrounding area within 300 m.

5.2.2.7 Groundwater Wells

The AEPA Provincial Groundwater Well Database was searched for groundwater wells in the area. No groundwater wells were found on the Property and eight wells within 300 m.

5.2.3 Municipal and Local

5.2.3.1 Zoning

The Town of Innisfail GIS Maps website was searched for public property information on the Site. The Property was zoned as Residential Single-Family District (R-18).

5.2.3.2 The Town of Innisfail FOIP

A Request was made to the Town of Innisfail for any environmental records pertaining to air, water and soil as well as any environmental documents for the Property or surrounding Properties. No records were held for the Subject Property.

6.0 SITE INSPECTION RESULTS

A visual inspection of the Property was conducted on November 7, 2024 by Ms. Megan Baumgartner of ParklandGEO to assess for environmental concerns.

Site photographs are included in Appendix A.

6.1 SITE INSPECTION

The Property was accessed from 42a Street located immediately to the south. The Property consisted of an undeveloped grass covered lot, surrounded by residential properties to the north and east, industrial developments to the south and agricultural land to the west. A small drainage ditch was located along the south and west ends of the Property along with a small hill and trees located to the southeast of the Property near the intersection of 60 Avenue and 42a Street. A larger ditch was located along the west boundary which followed HWY 54 to each end of the Property while the remainder of the Property was relatively flat with minor standing water observed in the northeast portion of the Property near the residential properties. Vegetation consisted of grasses, no stressed vegetation or weeds were observed on the Property (Photographs 1 to 10).

6.2 ADJACENT LAND USE

The Site was surrounded by the following sites at the time of the assessment:

Table 6.3.1: Adjacent Land Use Details

Direction From Property	Current Property Tenant/owner
North	44 Street Crescent, Residential subdivision
East	60a Avenue Crescent, Residential subdivision
South	42a Street, Field and Forge Brewing Co, NWP Industries LP
West	Highway 54, Agricultural land, Storm Pond

Based on the activities and distances to the Subject Property the adjacent properties would be expected to pose a low environmental risk to the Subject Property (Photograph 6 to 10).

7.0 ENVIRONMENTAL ISSUES

Information regarding significant environmental issues is summarized below.

7.1 AIR EMISSIONS OR AIR QUALITY

There were no licensed or approved air emissions or processes on the Property. No mould or fungi were noted during the non-destructive Site inspection.

7.2 ASBESTOS CONTAINING MATERIALS (ACMS)

Asbestos containing materials (ACMs), such as, but not limited to piping insulation, floor tiles or ceiling tiles, have not been used in building construction in Canada since the early 1980's. The presence of ACMs can only be verified through sampling and lab analysis of suspected building materials. If ACMs are present, an asbestos management or abatement plan must be developed to protect the health of persons working at the Site. However, undisturbed ACMs pose little risk to human health. Asbestos must be inhaled to cause disease. Intact and undisturbed asbestos presents no direct health hazard. Due to no buildings being on the Property, ACM's are not considered a concern.

7.3 CHEMICAL USING ACTIVITY AND CHEMICAL STORAGE

No chemical activity or storage were observed on the Property at the time of inspection.

7.4 DRAINS AND SUMPS

No drains or sumps were observed on the Property at the time of inspection.

7.5 FILL

No fill stockpiles were observed on the Property at the time of inspection.

7.6 HAZARDOUS MATERIALS USE AND STORAGE

No hazardous materials use or storage was observed on the Property at the time of inspection.

7.7 HAZARDOUS WASTES

No hazardous waste were observed on the Property at the time of inspection.

7.8 HEATING AND COOLING SYSTEMS

No Heating or cooling systems were observed on the Property at the time of inspection.

7.9 LANDFILLS AND DUMPS

No evidence of former or current landfills were noted within 500 m of the Subject Property during the site inspection or on the aerial photographs.

7.10 LEAD

Lead is a bluish-grey metal that is naturally present in the earth's crust and is used in the manufacture of many consumer and industrial products. Today, the manufacture of lead-acid storage batteries is the single largest use of lead, which account for about 75% of world lead usage. Lead was often used as a pigment in paint as it made the paint dry faster, last longer, and gave colours a more vibrant look. Pre-1950's paint could contain up to 50% lead by weight, with the amount of lead in paint decreasing starting in the 1950's.

Lead has been historically used in various construction materials including paint, pipe fittings, cast iron joint seals, waste and vent pipes, soldered joints of copper water lines, roof flashings and automotive batteries. The most common way that workers can be exposed to lead at the work site are when activities are done that produce airborne lead dust, fumes or vapour.

Lead content in paints is regulated at the federal level in Canada. Lead levels in paint were limited to 0.5 % by weight (or 5,000 ppm) by Canadian federal legislation in 1976 and was reduced to 0.06% (600 ppm) in 2005. In June 2009, the Canada Consumer Product Safety Act (CCPSA) was passed and in the Surface Coating Materials Regulations (SCMR) made under the CCPSA, the concentration of total lead in a surface coating material could not exceed 90 mg/kg (90 ppm or 0.009%) when tested in an accredited laboratory. Some limited exceptions were allowed for anticorrosive or anti-weathering products.

Due to no buildings being on the Property, lead paint is not considered a concern.

7.11 LIQUID EFFLUENTS AND SITE RUNOFF

There were no liquid discharges from the Property, aside from stormwater runoff. Stormwater flow was overland to the surrounding Town of Innisfail Roadways.

7.12 MECHANICAL EQUIPMENT

No mechanical equipment was observed on the Property at the time of inspection.

7.13 MERCURY

No sources of mercury, which can be found in fluorescent lights, electrical switches and older thermostats, were not present on the Site at the time of inspection.

7.14 METHANE

Methane gas is produced when organic matter decays in an oxygen-deficient environment, such as wetland areas, landfills or nuisance grounds. Methane is of concern as it is highly explosive in confined spaces. Methane can enter a building through cracks in the foundation or sumps.

As the Property was not located within a wetland area and no evidence of historical landfills or dumps were found, concentrations of methane gas are not considered to be a concern.

7.15 OIL AND GAS FACILITIES

No active upstream oil and gas facilities were located on the Property. This was confirmed by searches with the AER (Section 5.2.2.5).

7.16 OZONE DEPLETING SUBSTANCES

Canada signed the Montreal Protocol of Substances that Deplete the Ozone Layer (Montreal Protocol) in 1987. As per the protocol, parties have been phasing out the production and consumption of a wide range of Ozone Depleting Substances (ODSs) including chlorofluorocarbons (CFCs) and hydrochlorofluorocarbons (HCFCs) which has resulted in an increase of use of alternative substances including hydrofluorocarbons (HFCs) and perfluorocarbons (PFCs) which are known greenhouse gases.

The Ozone-Depleting Substances and Holocarbon Alternatives Regulations (SOR/2016-137; February 24, 2021; Government of Canada) set out rules concerning ODSs, products that contain ODS and halocarbon alternatives.

As per the Environmental Code of Practice for the Elimination of Fluorocarbon Emissions from Refrigeration and Air Conditioning Systems (Environment Canada; 2015) refrigerants used today are generally classified into the following three groups:

1. Halocarbons, including CFCs, HCFCs, HFCs, saturated HFCs which are commonly known hydrofluoro-olefin (HFO) and hydrofluoro-ether (HFE);
2. Hydrocarbons, such as propane, isobutane, isopentane and propylene; and
3. Inorganic compounds, such as water, air, carbon dioxide and ammonia.

Although production and importation of ODSs are largely controlled and phased out, they continue to be found in systems such as commercial building chillers, domestic appliances and mobile air conditioning systems. The phase out of CFCs began in 1987 and CFCs were prohibited from manufacture, import and export by 1996. CFCs may still be found in systems used today such as use as feedstock, analytical standards or for essential uses.

Parties of the Montreal Protocol agreed to accelerate the phase out of HCFCs in 2007. As of January 1, 2020, only the manufacture of HCFC-123 was to be used or sold as a refrigerant to allow continued servicing of existing refrigerators, air-conditioning equipment and fire extinguishing products. By January 1, 2030 manufacture of all HCFCs will be prohibited, except

where a permit has been issued as per the Regulations. HCFCs can continue to be used as a refrigerant or fire-extinguishing agent before the prohibition date.

No Ozone depleting substances were observed on the Property at the time of inspection. No sources of halons, which are an ODS that were historically used in some types of fire extinguishers, particularly aircraft fire extinguishers, were observed on the Property. The Copenhagen Amendment to the Montreal Protocol on Substances that Deplete the Ozone Layer resulted in the cessation of Halon production as of December 31, 1993.

7.17 PESTICIDES AND HERBICIDES

No pesticide and herbicide storage or use was evident on the Site.

7.18 PITS AND LAGOONS

No pits or lagoons were observed on the Property at the time of inspection.

7.19 POLYCHLORINATED BIPHENYLS (PCBS)

Polychlorinated biphenyls (PCBs) are synthetic compounds with stable chemical properties that were used mainly in electrical components until the 1970s for applications that required durability and resistance to heat and light. PCBs are very persistent in the environment and in the living tissue of humans and animals, with scientific data suggesting they are probable human carcinogens, and they are toxic to fish at low concentrations.

The PCB Regulations (SOR/2008-273) came into force on September 5, 2008, with the most recent amendments on January 1, 2015 with the purpose to prevent the release of PCBs to the environment and by accelerating the phase out of PCBs. The regulations establish a prohibition on the release, manufacture, processing, use, import, export, offer for sale and sale of PCBs and products that contain certain concentrations of PCBs.

No sources of PCBs, such as older transformers, capacitors, voltage regulators and fluorescent light ballasts, were identified on the Property.

7.20 RADIOACTIVE MATERIALS AND EQUIPMENT

No radioactive materials or equipment, such as nuclear testing equipment, were observed on the Property.

7.21 RADON

Historically, large portions of Canada were not considered to have a significant risk of radon exposure, however in June 2007, Health Canada decided to lower the action level for radon from 800 Bq/m^3 to 200 Bq/m^3 based on international standards and newer scientific research. This is reflected in changes to the National Building Code and the associated Alberta Building Code (2014). Radon is a gas formed by the breakdown of uranium, a natural radioactive material found in all soil and rock. Long-term exposure to radon is the 2nd leading cause of lung cancer after smoking. Health Canada found that: approximately 7% of homes have high levels of radon; radon levels vary significantly across the country; and that there are no areas of the country that are 'radon free', but there are areas of the country where high levels of indoor radon are more prevalent.

For most of the year, the air pressure inside a building is lower than the pressure in the soil surrounding the foundation. This difference in pressure draws air and other gases contained in the soil, including radon, into the interior. Gas containing radon can enter a building through any opening where the foundation, basement or floor slab contacts the soil. These openings will be present even in newer, well-built structures. Potential entry routes for radon include cracked foundations or slabs, areas with exposed soil or rocks, openings for utility lines or the gap between the floor slab and wall, sumps, etc.

Materials used to construct a building - stone, bricks, cement/concrete, or granite, for example - are not a significant source of radon. Natural materials taken from the ground, like granite or concrete aggregate, can contain some uranium and may have higher levels of radiation or radon, but in the vast majority of cases these levels are not significant.

Workplace exposure to radon is addressed by guidelines for naturally occurring radioactive materials (NORM). Details are given in the Canadian Guidelines for Management of Naturally Occurring Radioactive Materials (Prepared by the Canadian NORM Working Group of the Federal Provincial Territorial Radiation Protection Committee. Revised 2011).

Incidentally Exposed Workers are employees whose regular duties do not include exposure to NORM sources of radiation. They are considered as members of the public who work in an occupational exposure environment and, as such, the annual effective dose limit for these workers is 1 mSv. The sievert (Sv) is the unit of Effective Dose of radiation, and accounts for the total effect of different types of radiation on different parts of the body.

Radon released from soil beneath a building gives rise to an average indoor background concentration of about 45 Bq/m^3, but much higher values are possible in some areas. This concentration is variable with time; therefore long-term assessment measurements are recommended. As radon concentration can vary considerably, Health Canada is recommending that all workplaces be assessed for potential elevated levels. The derived working limit (DWL) for radon is 200 Bq/m^3. Where the annual average concentration of radon gas is expected to be above 200 Bq/m^3, measurements should be made to estimate the average annual radon gas concentration.

For the Subject Property, no buildings were located on the Property at the time of inspection and all new buildings are expected to be constructed to the building code. As per Health Canada's recommendation, a long-term test to measure the interior radon concentration is recommended as part of a standard health and safety program but is not essential for the assessment of the environmental risk associated with this Property.

7.22 SOLID WASTES AND SEWAGE DISPOSAL

No waste disposal systems were observed on the Property at the time of inspection.

7.23 STAINS

No staining was observed on the Property at the time of inspection.

7.24 UNDERGROUND (USTS) AND ABOVEGROUND STORAGE TANKS (ASTS)

No ASTs or USTs were registered for the Property by the ASCA (Section 5.2.2). Non-petroleum tanks are not registered with the ASCA. No AST or UST were observed on the Property at the time of inspection.

7.25 UNIDENTIFIED SUBSTANCES

No unidentified substances were observed on the Site during the inspection.

7.26 UREA FORMALDEHYDE FOAM INSULATION (UFFI)

There were no sources of urea formaldehyde foam insulation observed on the Property.

7.27 UTILITIES, ROADS, PARKING FACILITIES AND RIGHT-OF-WAYS

There are three registered utilities right of ways on Lot A from the land title which includes a the Mountain View Regional Water Services and The Innisfail Golf Association Ltd. Vehicle access to the Property was from 42a Street to the south. The surrounding roadways appeared to be in good condition at the time of inspection.

7.28 VEGETATION

Vegetation on the Site consisted mainly of grasses throughout the Property, no stressed vegetation was observed.

7.29 WATERCOURSES, DITCHES AND STANDING WATER

Minor standing water was observed during inspection located in the northeast portion of the Property (Photograph 6).

The closest permanent water body was a Napoleon Lake, located approximately 270 m north of the Property.

7.30 WATER WELLS

A search of groundwater wells was conducted through the AEPA Groundwater Well Information Database. The search indicated that there was no groundwater wells listed for the Property and eight records within a 300 m radius of the Property (Refer to Section 3.4).

8.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the available information gathered during the Phase 1 ESA, the following conclusions have been made:

- The Property is currently owned by The Town of Innisfail since 1990 and 2013. The current and previous ownership are not expected to pose a significant environmental risk to the Property.

- The Property consisted of an undeveloped grass covered lot, surrounded by residential development to the north and east, industrial development to the south and agricultural land to the west.

- The Environmental Site Assessment Repository (ESAR) identified documents related to a Phase 1 and 2 ESA on a well site located approximately 320 m west of the Subject Property. The Phase 2 ESA involved nine test pits that identified suspected bentonite and drilling waste as well as soil exceedances for Petroleum hydrocarbon Fractions F2, pH, conductivity and SAR within the well site. Based on the distance from the Subject Property the environmental risk to the Subject Property risk is considered to be low.

- Relevant municipal and provincial government agencies were contacted to obtain environmental records for the Property, including Alberta Safety Codes Authority, Alberta Energy Regulator, Alberta Environment and Protected Areas, and the Town of Innisfail. The agencies contacted reported no environmental concerns with the Subject Property.

- The following potential environmental issues were not found to be of concern on the Subject Property from available information gathered: air emissions or air quality, chemical use and storage, drains and sumps, fill, hazardous materials use and storage, hazardous wastes, heating and cooling systems, landfills and dump sites, liquid effluents and site runoff, mechanical equipment, methane, oil and gas facilities, ozone depleting substances, pesticides and herbicides, pits and lagoons, polychlorinated biphenyls, radioactive materials and equipment, radon, solid wastes and sewage disposal, stains, underground and aboveground storage tanks, unidentified substances, urea formaldehyde foam insulation, utilities, roads, parking facilities, right-of-ways, vegetation, watercourses, ditches, standing water, and water wells.

Based on the information gathered during the Phase 1 ESA performed by ParklandGEO, the environmental risk associated with the Property is considered to be low and no further environmental work is recommended at this time.

9.0 LIMITATIONS AND CLOSURE

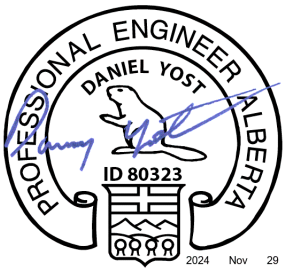
The American Society for Testing and Materials Standard of Practice notes that no environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of a standardized environmental site assessment protocol is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the subject property, given reasonable limits of time and cost.

This report has been prepared for the exclusive use of the Client. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. ParklandGEO Ltd. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report. No other warranty, expressed or implied, is made.

We trust that this report meets with your current requirements. If there are any questions, please contact the undersigned at 780.416.1755.

Respectfully submitted,
PARKLANDGEO LTD.

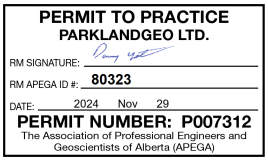




Chase Campbell
Environmental Scientist

Daniel Yost, P.Eng.
Principal Geo-Environmental Engineer

APEGA PERMIT TO PRACTICE No. P007312



Reviewed by:

Daniel Yost, P.Eng.
Responsible Member

Charbel Noujaim, B.Sc., P.Eng
Geo-Environmental Engineer

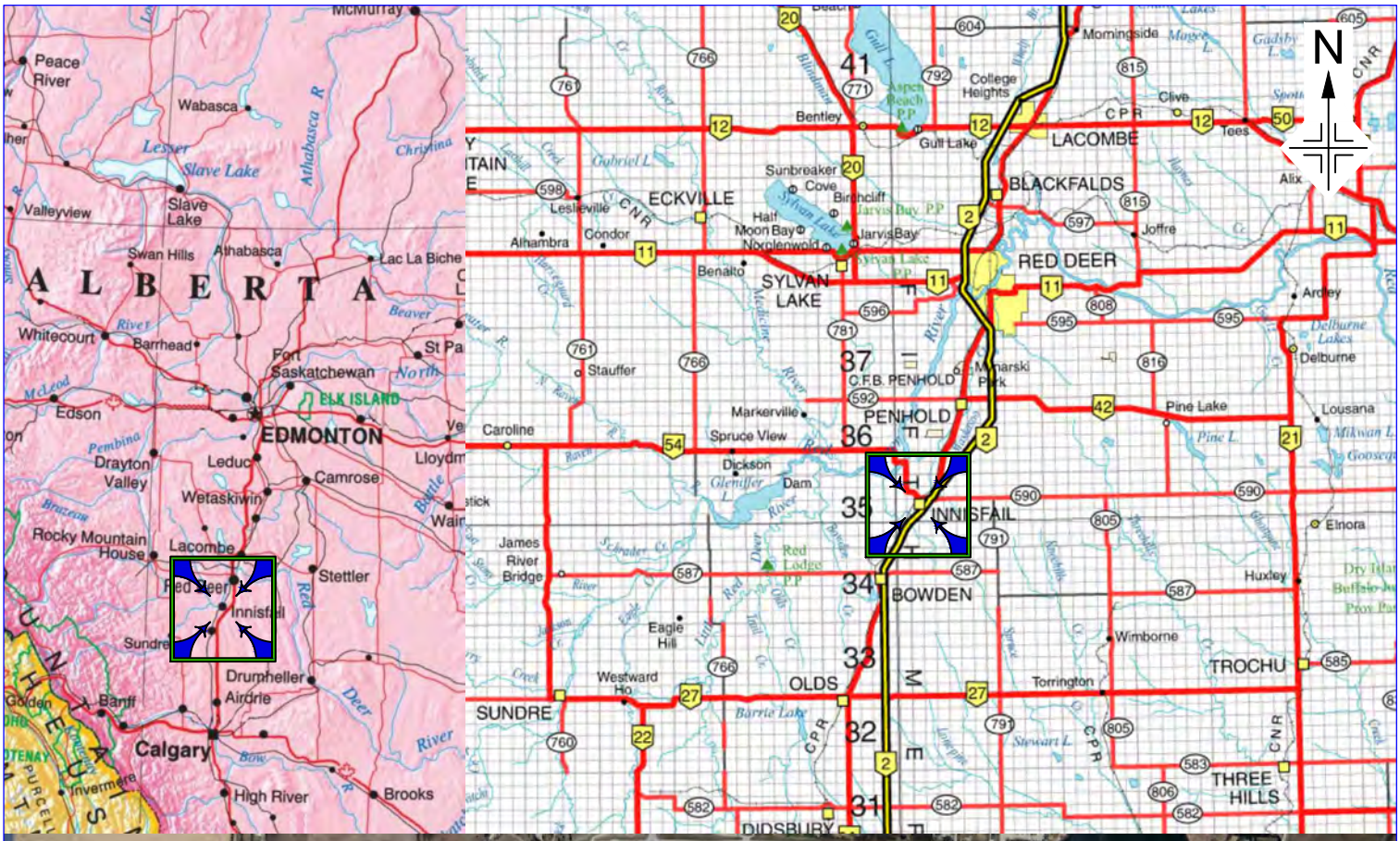
FIGURES

FIGURE 1: LOCATION PLAN

FIGURE 2: SURROUNDING LAND USE

FIGURE 3: SITE PLAN

FIGURES 4 TO 14: AERIAL PHOTOGRAPHS





NOTES:

1. AERIAL PHOTOGRAPH OBTAINED FROM GOOGLE EARTH, DATED APRIL 28, 2023.

SCALE: NTS

ParklandGEO

CLIENT: TOWN OF INNISFAIL

LOCATION PLAN

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

LOT A, PLAN 9122022 AND LOT 14, BLOCK 85, PLAN 1822155, INNISFAIL, AB

DRAWN:	CHK'D.:	DATE:
JW	DY	NOVEMBER 2024
PROJECT NO.	REV. NO.	FIGURE NO.
2406337RD	0	1



NOTES:

1. AERIAL PHOTOGRAPH OBTAINED FROM GOOGLE EARTH, DATED APRIL 28, 2023.

LEGEND:

SUBJECT PROPERTY

(A) RECREATIONAL FACILITY

SCALE: 0 60 120 240

SCALE (metres): 1:6000

Parkland GEO

CLIENT:

TOWN OF INNISFAIL

SURROUNDING LAND USE

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

LOT A, PLAN 9122022 AND LOT 14, BLOCK 85, PLAN 1822155, INNISFAIL, AB

DRAWN:	CHK'D.:	DATE:
JW	DY	NOVEMBER 2024
PROJECT NO.	REV. NO.	FIGURE NO.
2406337RD	0	2



NOTES:

1. AERIAL PHOTOGRAPH OBTAINED FROM GOOGLE EARTH, DATED APRIL 28, 2023.

LEGEND:

SUBJECT PROPERTY

(1) STANDING WATER

SCALE:

0 20 40 80

SCALE (metres): 1:2000

Parkland GEO

CLIENT:

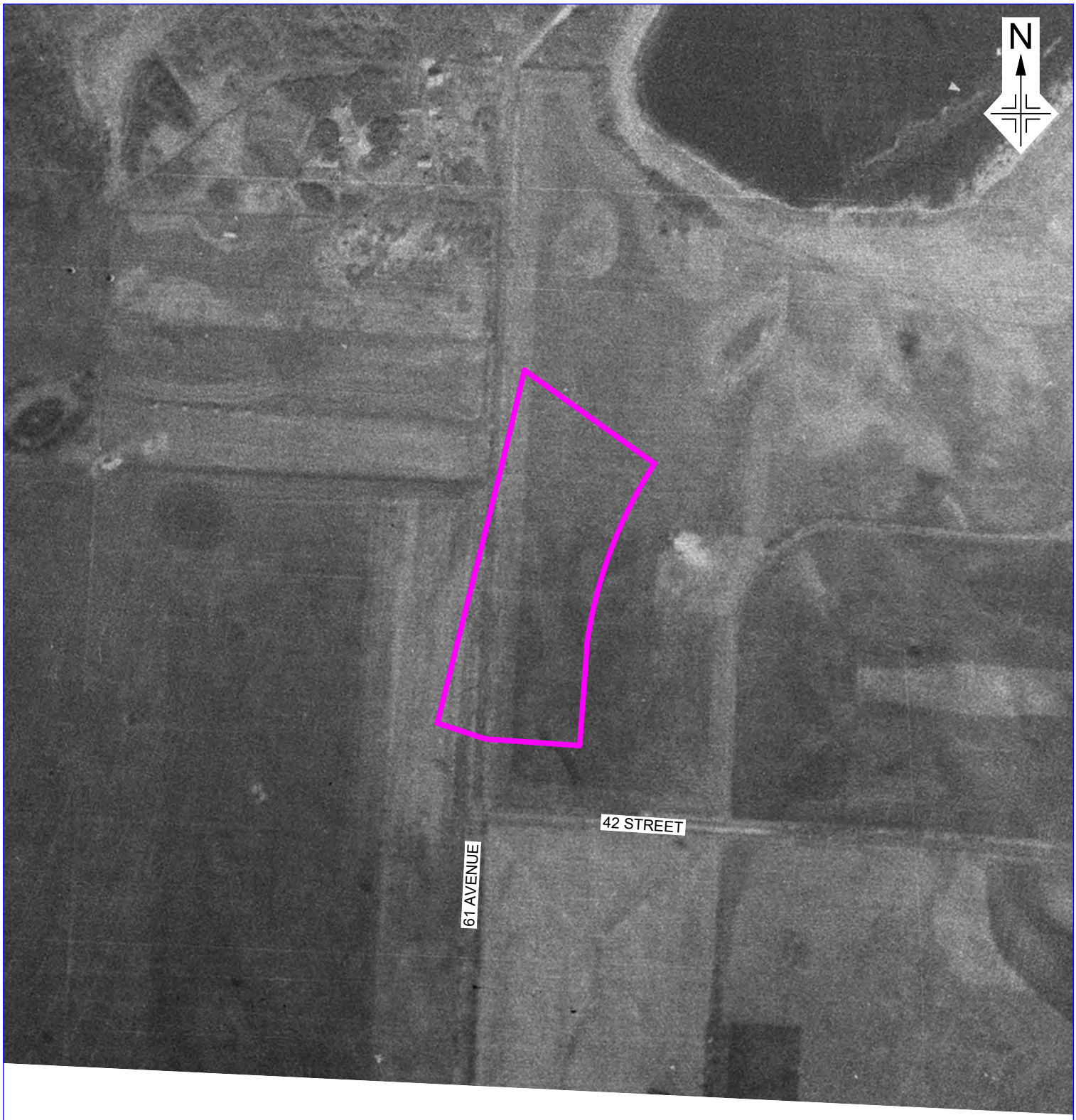
TOWN OF INNISFAIL

SITE PLAN

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

LOT A, PLAN 9122022 AND LOT 14, BLOCK 85, PLAN 1822155, INNISFAIL, AB

DRAWN:	CHK'D.:	DATE:
JW	DY	NOVEMBER 2024
PROJECT NO.	REV. NO.	FIGURE NO.
2406337RD	0	3



NOTES:

1. AERIAL PHOTOGRAPH OBTAINED FROM ALBERTA PROVINCIAL GEOSPATIAL CENTER, DATED MAY 25, 1950.

LEGEND:

SUBJECT PROPERTY

SCALE: 0 60 120 240

SCALE (metres): 1:6000

ParklandGEO

CLIENT:

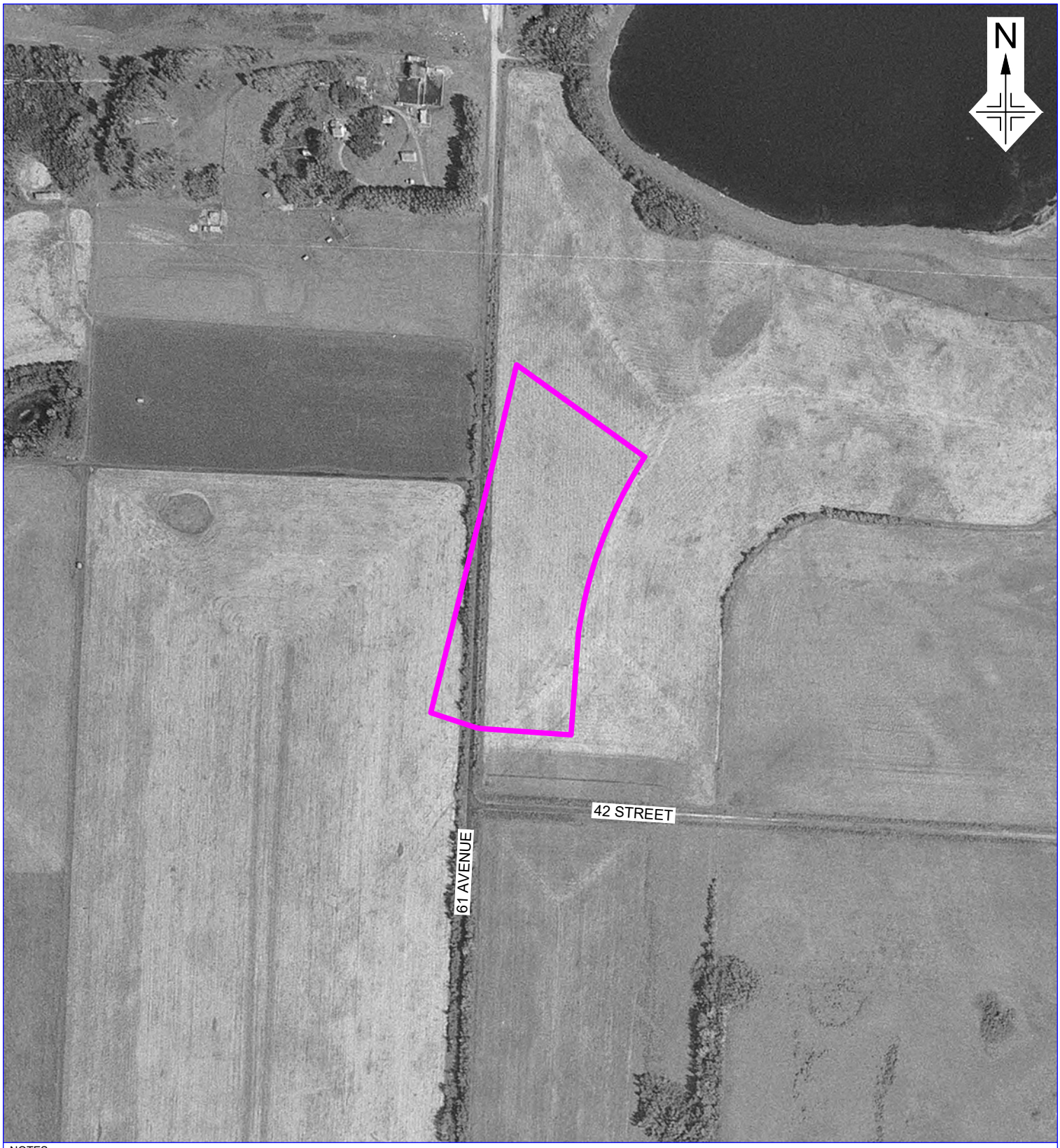
TOWN OF INNISFAIL

1950 AERIAL PHOTOGRAPH

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

LOT A, PLAN 9122022 AND LOT 14, BLOCK 85, PLAN 1822155, INNISFAIL, AB

DRAWN:	CHK'D.:	DATE:
JW	DY	NOVEMBER 2024
PROJECT NO.	REV. NO.	FIGURE NO.
2406337RD	0	4



NOTES:

1. AERIAL PHOTOGRAPH OBTAINED FROM ALBERTA PROVINCIAL GEOSPATIAL CENTER, DATED AUGUST 21, 1966.

LEGEND:

SUBJECT PROPERTY

SCALE: 0 60 120 240

SCALE (metres): 1:6000

ParklandGEO

CLIENT:

TOWN OF INNISFAIL

1966 AERIAL PHOTOGRAPH

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

LOT A, PLAN 9122022 AND LOT 14, BLOCK 85, PLAN 1822155, INNISFAIL, AB

DRAWN:	CHK'D.:	DATE:
JW	DY	NOVEMBER 2024
PROJECT NO.	REV. NO.	FIGURE NO.
2406337RD	0	5



NOTES:

1. AERIAL PHOTOGRAPH OBTAINED FROM ALBERTA PROVINCIAL GEOSPATIAL CENTER, DATED MAY 22, 1976.

LEGEND:

SUBJECT PROPERTY

SCALE: 0 60 120 240

SCALE (metres): 1:6000

ParklandGEO

CLIENT:

TOWN OF INNISFAIL

1976 AERIAL PHOTOGRAPH

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

LOT A, PLAN 9122022 AND LOT 14, BLOCK 85, PLAN 1822155, INNISFAIL, AB

DRAWN:	CHK'D.:	DATE:
JW	DY	NOVEMBER 2024
PROJECT NO.	REV. NO.	FIGURE NO.
2406337RD	0	6



NOTES:

1. AERIAL PHOTOGRAPHY OBTAINED FROM ALBERTA PROVINCIAL GEOSPATIAL CENTER, DATED SEPTEMBER 16, 1981.

LEGEND:

SUBJECT PROPERTY

SCALE: 0 60 120 240

SCALE (metres): 1:6000

ParklandGEO

CLIENT:

TOWN OF INNISFAIL

1981 AERIAL PHOTOGRAPHY

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

LOT A, PLAN 9122022 AND LOT 14, BLOCK 85, PLAN 1822155, INNISFAIL, AB

DRAWN:	CHK'D.:	DATE:
JW	DY	NOVEMBER 2024
PROJECT NO.	REV. NO.	FIGURE NO.
2406337RD	0	7



NOTES:

1. AERIAL PHOTOGRAPH OBTAINED FROM ALBERTA PROVINCIAL GEOSPATIAL CENTER, DATED AUGUST 2, 1986.

LEGEND:

SUBJECT PROPERTY

SCALE: 0 60 120 240

SCALE (metres): 1:6000

ParklandGEO

CLIENT:

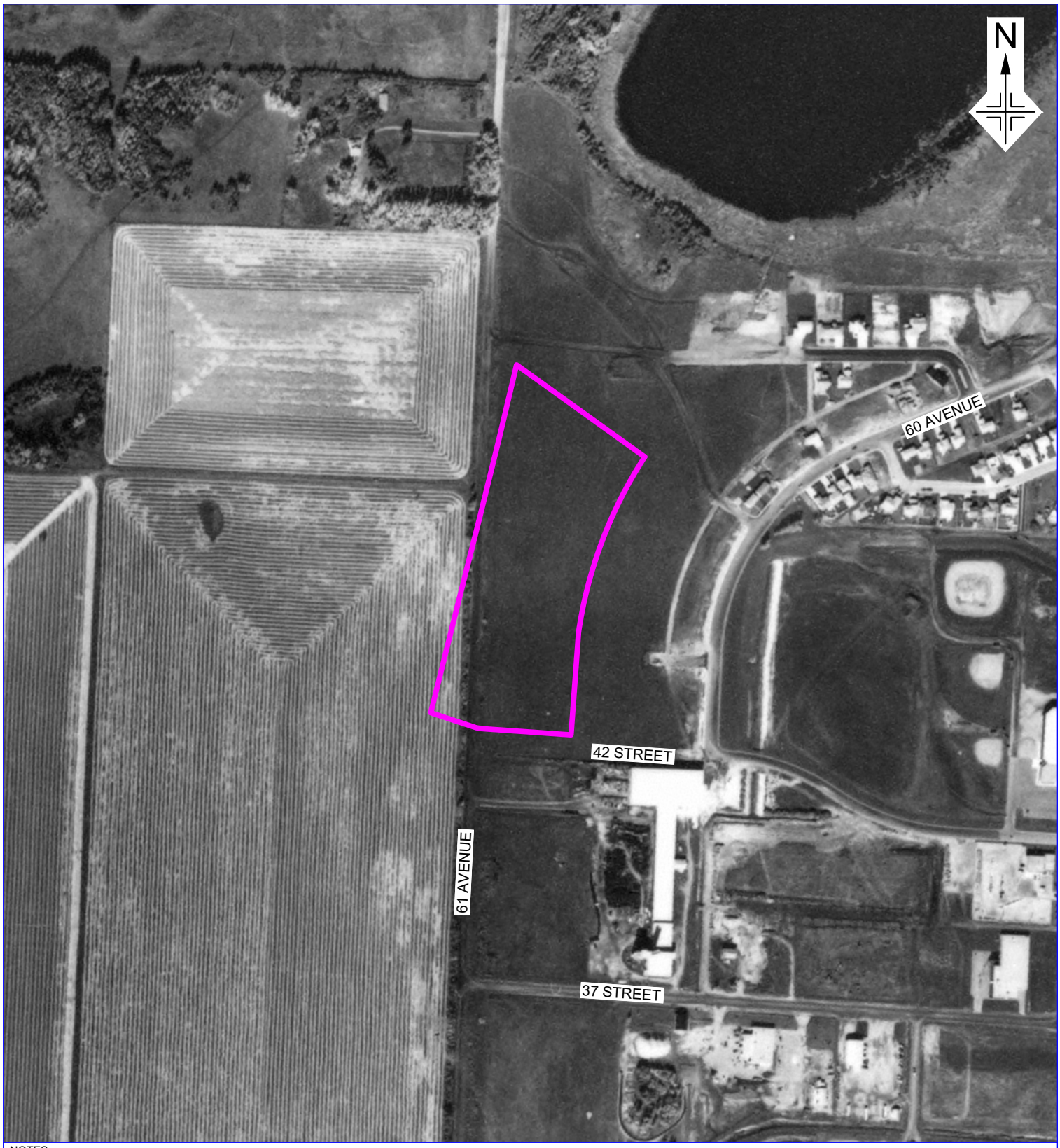
TOWN OF INNISFAIL

1986 AERIAL PHOTOGRAPH

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

LOT A, PLAN 9122022 AND LOT 14, BLOCK 85, PLAN 1822155, INNISFAIL, AB

DRAWN:	CHK'D.:	DATE:
JW	DY	NOVEMBER 2024
PROJECT NO.	REV. NO.	FIGURE NO.
2406337RD	0	8



NOTES:

1. AERIAL PHOTOGRAPH OBTAINED FROM ALBERTA PROVINCIAL GEOSPATIAL CENTER, DATED SEPTEMBER 21, 1993.

LEGEND:

SUBJECT PROPERTY

SCALE: 0 60 120 240

SCALE (metres): 1:6000

ParklandGEO

CLIENT:

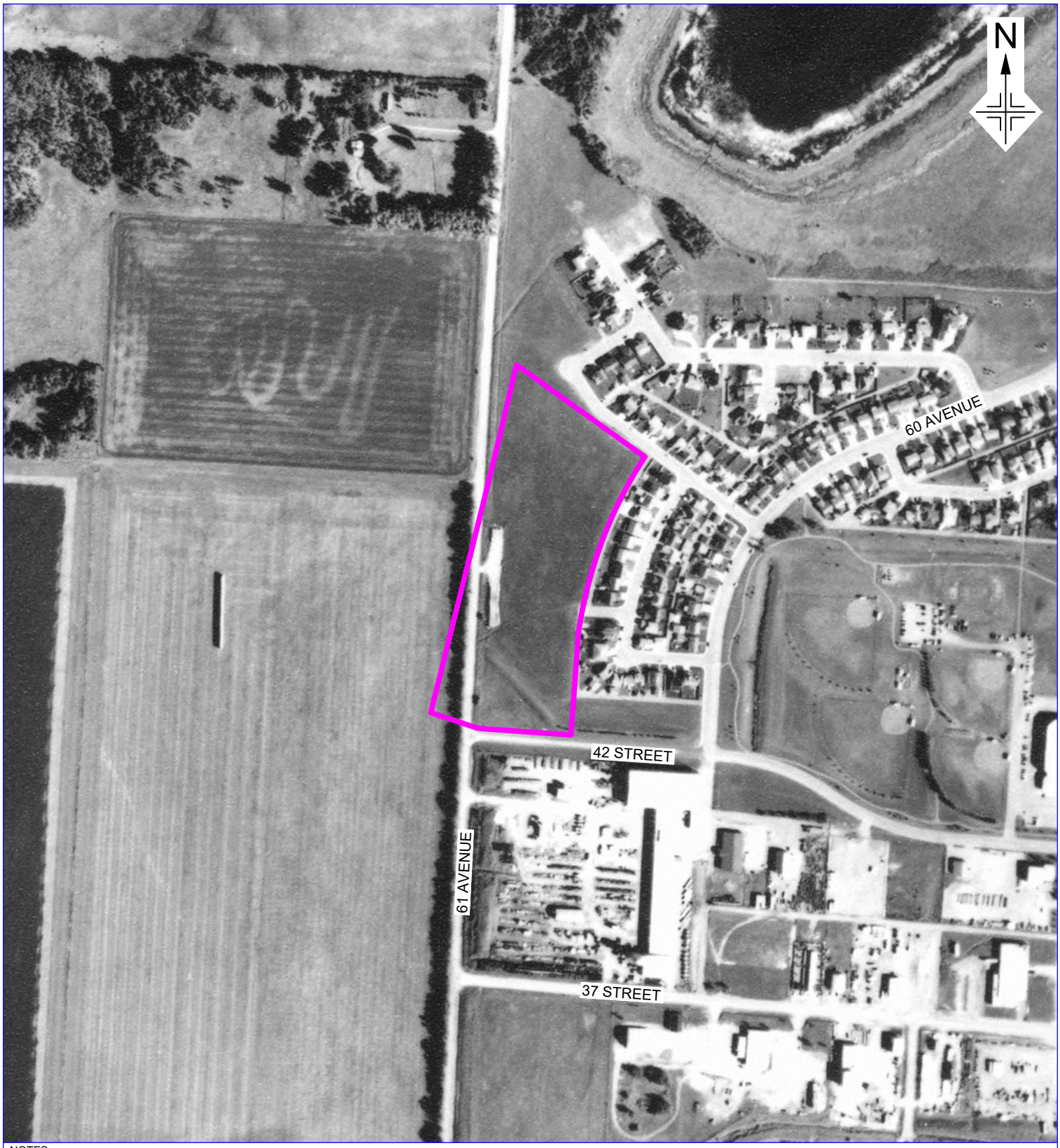
TOWN OF INNISFAIL

1993 AERIAL PHOTOGRAPH

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

LOT A, PLAN 9122022 AND LOT 14, BLOCK 85, PLAN 1822155, INNISFAIL, AB

DRAWN:	CHK'D.:	DATE:
JW	DY	NOVEMBER 2024
PROJECT NO.	REV. NO.	FIGURE NO.
2406337RD	0	9



NOTES:

1. AERIAL PHOTOGRAPH OBTAINED FROM ALBERTA PROVINCIAL GEOSPATIAL CENTER, DATED AUGUST 8, 2002.

LEGEND:

SUBJECT PROPERTY

SCALE: 0 60 120 240

SCALE (metres): 1:6000

ParklandGEO

CLIENT:

TOWN OF INNISFAIL

2002 AERIAL PHOTOGRAPH

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

LOT A, PLAN 9122022 AND LOT 14, BLOCK 85, PLAN 1822155, INNISFAIL, AB

DRAWN:	CHK'D.:	DATE:
JW	DY	NOVEMBER 2024
PROJECT NO.	REV. NO.	FIGURE NO.
2406337RD	0	10



NOTES:

1. AERIAL PHOTOGRAPH OBTAINED FROM ALBERTA PROVINCIAL GEOSPATIAL CENTER, DATED JUNE 1, 2007.

LEGEND:

SUBJECT PROPERTY

SCALE: 0 60 120 240

SCALE (metres): 1:6000

ParklandGEO

CLIENT:

TOWN OF INNISFAIL

2007 AERIAL PHOTOGRAPH

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

LOT A, PLAN 9122022 AND LOT 14, BLOCK 85, PLAN 1822155, INNISFAIL, AB

DRAWN:	CHK'D.:	DATE:
JW	DY	NOVEMBER 2024
PROJECT NO.	REV. NO.	FIGURE NO.
2406337RD	0	11



NOTES:

1. AERIAL PHOTOGRAPH OBTAINED FROM GOOGLE EARTH, DATED OCTOBER 18, 2013.

LEGEND:

SUBJECT PROPERTY

SCALE: 0 60 120 240

SCALE (metres): 1:6000

ParklandGEO

CLIENT:

TOWN OF INNISFAIL

2013 AERIAL PHOTOGRAPH

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

LOT A, PLAN 9122022 AND LOT 14, BLOCK 85, PLAN 1822155, INNISFAIL, AB

DRAWN:	CHK'D.:	DATE:
JW	DY	NOVEMBER 2024
PROJECT NO.	REV. NO.	FIGURE NO.
2406337RD	0	12



NOTES:

1. AERIAL PHOTOGRAPH OBTAINED FROM GOOGLE EARTH, DATED OCTOBER 18, 2018.

LEGEND:

SUBJECT PROPERTY

SCALE: 0 60 120 240

SCALE (metres): 1:6000

ParklandGEO

CLIENT:

TOWN OF INNISFAIL

2018 AERIAL PHOTOGRAPH

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

LOT A, PLAN 9122022 AND LOT 14, BLOCK 85, PLAN 1822155, INNISFAIL, AB

DRAWN:	CHK'D.:	DATE:
JW	DY	NOVEMBER 2024
PROJECT NO.	REV. NO.	FIGURE NO.
2406337RD	0	13



NOTES:

1. AERIAL PHOTOGRAPH OBTAINED FROM GOOGLE EARTH, DATED APRIL 28, 2023.

LEGEND:

SUBJECT PROPERTY

SCALE: 0 60 120 240

SCALE (metres): 1:6000

ParklandGEO

CLIENT:

TOWN OF INNISFAIL

2023 AERIAL PHOTOGRAPH

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

LOT A, PLAN 9122022 AND LOT 14, BLOCK 85, PLAN 1822155, INNISFAIL, AB

DRAWN:	CHK'D.:	DATE:
JW	DY	NOVEMBER 2024
PROJECT NO.	REV. NO.	FIGURE NO.
2406337RD	0	14

APPENDIX A

SITE PHOTOGRAPHS

(ALL PHOTOGRAPHS TAKEN
NOVEMBER 7, 2024)



Photograph 1: Drainage ditch and view of the south portion of the Property.



Photograph 2: View of the center portion of the Property.



Photograph 3: Looking north along the east side of the Property.



Photograph 4: View along the east portion of the Property facing south.



Photograph 5: Facing south from the northwest corner of the Property.



Photograph 6: Standing water observed in the northeast portion of the Property.



Photograph 7: View of Highway 54 located to the west.



Photograph 8: View of Highway 54 located to the west.



Photograph 9: View of residental Properties located to the north and east of the Subject Property.



Photograph 10: View of the Industrial area to the south of the Subject Property.

APPENDIX B

SEARCHES AND REGULATORY CORRESPONDANCE

HISTORICAL LAND TITLE CERTIFICATE

CURRENT TITLE WITH HISTORICAL DATA

S

LINC	SHORT LEGAL	TITLE NUMBER
0038 001 988	1822155;85;14	182 183 784 +1

LEGAL DESCRIPTION
PLAN 1822155
BLOCK 85
LOT 14
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.215 HECTARES (3 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;28;35;19;NE
ATS REFERENCE: 4;28;35;20;NW
ATS REFERENCE: 4;28;35;OT

MUNICIPALITY: TOWN OF INNISFAIL

REFERENCE NUMBER: 142 170 828 +45
132 316 847
132 147 522
132 147 200

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
182 183 784	01/08/2018	SUBDIVISION PLAN		

OWNERS

THE TOWN OF INNISFAIL.
OF 4943 - 53 STREET
INNISFAIL
ALBERTA T4G 1A1

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS

NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 28 DAY OF OCTOBER, 2024 AT 09:51 A.M.

ORDER NUMBER: 51999512

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).

HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON AUGUST 01,2018

S

LINC	SHORT LEGAL	TITLE NUMBER
0035 686 823	4;28;35;OT	132 147 522

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 28 TOWNSHIP 35 SECTION 19
ALL THAT PORTION OF ORIGINAL GOVERNMENT ROAD ALLOWANCE
ADJOINING THE NORTH EAST QUARTER
LYING BETWEEN THE PRODUCTION NORTHEASTERLY ACROSS SAID ROAD ALLOWANCE
OF THE NORTH WEST BOUNDARY OF "CUTOFF" ON PLAN 0122423
AND THE PRODUCTION SOUTH EASTERLY ACROSS THE SAID ROAD ALLOWANCE OF THE MOST
SOUTHERLY BOUNDARY OF SAID "CUTOFF"
CONTAINING 0.491 HECTARES(1.21 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;28;35;19;NE
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF INNISFAIL

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
132 147 522	24/05/2013	ROAD CLOSURE BYLAW		

OWNERS

THE TOWN OF INNISFAIL.
OF 4943 - 53 STREET
INNISFAIL
ALBERTA T4G 1A1

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
132 147 535	24/05/2013	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC.
182 183 782	01/08/2018	DISCHARGE OF UTILITY RIGHT OF WAY 132147535

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
182 183 784	01/08/2018	SUBDIVISION PLAN 1822155 TITLE CANCELLED AS TO PART AND NEW TITLE ISSUED FOR THE REMAINDER

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 28 DAY OF OCTOBER, 2024 AT 09:51 A.M.

ORDER NUMBER: 51999512

CUSTOMER FILE NUMBER:

END OF CERTIFICATE

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HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON AUGUST 01,2018

S

LINC	SHORT LEGAL	TITLE NUMBER
0035 686 427	8720302;OT	132 147 200

LEGAL DESCRIPTION

PLAN 8720302
ALL THAT PORTION OF UNNAMED ROAD AND ADJOINING CORNER CUT-OFF
LYING NORTH OF THE PRODUCTION WESTERLY OF THE NORTH BOUNDARY
OF ROAD SHOWN AS 42A STREET ON SAID PLAN
CONTAINING 0.031 HECTARES(0.08 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;28;35;20;NW
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF INNISFAIL

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
132 147 200	23/05/2013	ROAD CLOSURE BYLAW		

OWNERS

THE TOWN OF INNISFAIL.
OF 4943 - 53 STREET
INNISFAIL
ALBERTA T4G 1A1

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
182 183 784	01/08/2018	SUBDIVISION PLAN 1822155 TITLE CANCELLED IN FULL

TOTAL INSTRUMENTS: 001

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 28 DAY OF OCTOBER, 2024 AT 09:51 A.M.

ORDER NUMBER: 51999512

CUSTOMER FILE NUMBER:

END OF CERTIFICATE

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HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON AUGUST 01,2018

S

LINC	SHORT LEGAL	TITLE NUMBER
0035 742 527	0122423;OT	132 316 847

LEGAL DESCRIPTION

PLAN 0122423
ALL OF CUT-OFF WITHIN
NE 19-35-28-W4M
CONTAINING 0.460 HECTARES (1.14 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;28;35;19;NE
ESTATE: FEE SIMPLE

MUNICIPALITY: RED DEER COUNTY

REFERENCE NUMBER: 132 219 445

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
132 316 847	03/10/2013	TRANSFER OF LAND	$78,775	$78,775

OWNERS

THE TOWN OF INNISFAIL.
OF 4943 - 53 STREET
INNISFAIL
ALBERTA T4G 1A1

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
162 076 977	16/03/2016	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 AGENT - JAY BRAR

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
182 183 780	01/08/2018	DISCHARGE OF CAVEAT 162076977
182 183 784	01/08/2018	SUBDIVISION PLAN 1822155 TITLE CANCELLED AS TO PART AND NEW TITLE ISSUED FOR THE REMAINDER

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 28 DAY OF OCTOBER, 2024 AT 09:51 A.M.

ORDER NUMBER: 51999512

CUSTOMER FILE NUMBER:

END OF CERTIFICATE

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HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON AUGUST 01,2018

S

LINC	SHORT LEGAL	TITLE NUMBER
0036 181 980	9122022;;A	142 170 828 +45

LEGAL DESCRIPTION

PLAN 9122022
LOT A
CONTAINING 31.304 HECTARES (77.35 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

		HECTARES	(ACRES) MORE OR LESS
A) PLAN 9123564	SUBDIVISION	3.002	7.42
B) PLAN 9320297	SUBDIVISION	2.70	6.67
C) PLAN 9422475	SUBDIVISION	3.66	9.04
D) PLAN 9720704	SUBDIVISION	1.006	2.49
E) PLAN 0122423	ROAD	1.409	3.48
F) PLAN 1422717	SUBDIVISION	0.477	1.18

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;28;35;20;NW
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF INNISFAIL

REFERENCE NUMBER: 012 162 943 +4

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
142 170 828	05/06/2014	SUBDIVISION PLAN		

OWNERS

THE TOWN OF INNISFAIL.
OF BOX 220, INNISFAIL
ALBERTA T0M 1A0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
762 144 188	13/08/1976	UTILITY RIGHT OF WAY

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		GRANTEE - THE MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION. 35566 RGE RD 10 RED DEER COUNTY ALBERTA T4G0H5 AS TO PORTION OR PLAN:7720705 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 962217917) (DATA UPDATED BY: CHANGE OF ADDRESS 142332355)
862 055 620	17/03/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
862 198 756	16/09/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
962 015 239	17/01/1996	CAVEAT RE : EASEMENT CAVEATOR - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 (DATA UPDATED BY: CHANGE OF NAME 042526863)
962 217 917	16/08/1996	TRANSFER OF UTILITY RIGHT OF WAY 762144188 TRANSFEREE - THE MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION. R.R. 1, SITE 22, BOX 1 INNISFAIL ALBERTA T4G1T6
002 367 413	08/12/2000	TRANSFER OF CAVEAT 962015239 TRANSFEREE - UTILICORP NETWORKS CANADA (ALBERTA) LTD. 1202 CENTRE STREET SOUTH CALGARY ALBERTA T2G5A5
042 526 863	01/12/2004	CHANGE OF NAME RE: FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 AFFECTS INSTRUMENT: 962015239
072 623 553	19/10/2007	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - FORTISALBERTA INC. (CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		700, 801-7 AVE SW CALGARY ALBERTA T2S2V1 AGENT - MARK HAMEISTER
142 332 355	02/10/2014	CHANGE OF ADDRESS FOR SERVICE RE: THE MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION. 35566 RGE RD 10 RED DEER COUNTY ALBERTA T4G0H5 AFFECTS INSTRUMENT: 762144188
162 045 719	11/02/2016	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 AGENT - JAY BRAR
182 183 781	01/08/2018	DISCHARGE OF CAVEAT 962015239 AND CAVEAT 072623553 AND CAVEAT 162045719 AND TRANSFER OF 002367413 AND CHANGE OF NAME 042526863
182 183 784	01/08/2018	SUBDIVISION PLAN 1822155 TITLE CANCELLED AS TO PART AND NEW TITLE ISSUED FOR THE REMAINDER

TOTAL INSTRUMENTS: 012

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 28 DAY OF OCTOBER, 2024 AT 09:51 A.M.

ORDER NUMBER: 51999512

CUSTOMER FILE NUMBER:

END OF CERTIFICATE

(CONTINUED)

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HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON JUNE 05,2014

S

LINC	SHORT LEGAL	TITLE NUMBER
0028 863 926	9122022;;A	012 162 943 +4

LEGAL DESCRIPTION

PLAN 9122022
LOT A
CONTAINING 31.304 HECTARES (77.35 ACRES) MORE OR LESS.
EXCEPTING THEREOUT:

	HECTARES	(ACRES)	MORE OR LESS
A) PLAN 9123564 - SUBDIVISION	3.002	7.42	
B) PLAN 9320297 - SUBDIVISION	2.70	6.67	
C) PLAN 9422475 - SUBDIVISION	3.66	9.04	
D) PLAN 9720704 - SUBDIVISION	1.006	2.49	
E) PLAN 0122423 - ROAD	1.409	3.48	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;28;35;20;NW
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF INNISFAIL

REFERENCE NUMBER: 972 068 163 +20

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
012 162 943	05/06/2001	ROAD PLAN		

OWNERS

THE TOWN OF INNISFAIL.
OF BOX 220, INNISFAIL
ALBERTA T0M 1A0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
762 144 188	13/08/1976	UTILITY RIGHT OF WAY GRANTEE - THE MOUNTAIN VIEW REGIONAL WATER SERVICES

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		COMMISSION. R.R. 1, SITE 22, BOX 1 INNISFAIL ALBERTA T4G1T6 AS TO PORTION OR PLAN:7720705 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 962217917)
862 055 620	17/03/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
862 198 756	16/09/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
912 063 749	18/03/1991	CAVEAT RE : ROADWAY CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY MINISTER OF TRANSPORTATION AND UTILITIES C/O DIRECTOR, PROPERTY SERVICES TWIN ATRIA BUILDING, MAIN FLOOR 4999-98 AVE EDMONTON ALBERTA T6B2X3 " AFFECTS PART OF THIS TITLE "
962 015 239	17/01/1996	CAVEAT RE : EASEMENT CAVEATOR - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 (DATA UPDATED BY: TRANSFER OF CAVEAT 002367413) (DATA UPDATED BY: CHANGE OF NAME 042526863)
962 217 917	16/08/1996	TRANSFER OF UTILITY RIGHT OF WAY 762144188 TRANSFEREE - THE MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION. R.R. 1, SITE 22, BOX 1 INNISFAIL ALBERTA T4G1T6
002 367 413	08/12/2000	TRANSFER OF CAVEAT 962015239 TRANSFEREE - UTILICORP NETWORKS CANADA (ALBERTA) LTD.

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		1202 CENTRE STREET SOUTH CALGARY ALBERTA T2G5A5
012 334 421	19/10/2001	DISCHARGE OF CAVEAT 912063749
042 526 863	01/12/2004	CHANGE OF NAME RE: FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 AFFECTS INSTRUMENT: 962015239
072 623 553	19/10/2007	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - FORTISALBERTA INC. 700, 801-7 AVE SW CALGARY ALBERTA T2S2V1 AGENT - MARK HAMEISTER
122 081 982	19/03/2012	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF INNISFAIL. AS TO PORTION OR PLAN:PORTION
142 170 826	05/06/2014	SURVEYS DISCHARGE AFFECTS INSTRUMENT: 962015239 AS TO NEW PLAN
142 170 827	05/06/2014	SURVEYS DISCHARGE AFFECTS INSTRUMENT: 072623553 AS TO NEW PLAN
142 170 828	05/06/2014	SUBDIVISION PLAN 1422717 TITLE CANCELLED AS TO PART AND NEW TITLE ISSUED FOR THE REMAINDER

TOTAL INSTRUMENTS: 014

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 28 DAY OF OCTOBER, 2024 AT 09:52 A.M.

ORDER NUMBER: 51999540

CUSTOMER FILE NUMBER:

END OF CERTIFICATE

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HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON OCTOBER 03,2013

S

LINC	SHORT LEGAL	TITLE NUMBER
0035 742 527	0122423;OT	132 219 445

LEGAL DESCRIPTION

PLAN 0122423
ALL OF CUT-OFF WITHIN
NE 19-35-28-W4M
CONTAINING 0.460 HECTARES (1.14 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;28;35;19;NE
ESTATE: FEE SIMPLE

MUNICIPALITY: RED DEER COUNTY

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
132 219 445	22/07/2013	NOTIFICATION (RD ABAND=CREATE TITLE)		NOTIFICATION

OWNERS

HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA
AS REPRESENTED BY THE MINISTER OF TRANSPORTATION
OF #401 4920-51 STREET
RED DEER
ALBERTA T4N 6K8

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
132 316 847	03/10/2013	TRANSFER OF LAND OWNERS - THE TOWN OF INNISFAIL. 4943 - 53 STREET INNISFAIL ALBERTA T4G1A1 NEW TITLE ISSUED

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS

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 OCTOBER, 2024 AT 09:51 A.M.

ORDER NUMBER: 51999512

CUSTOMER FILE NUMBER:

END OF CERTIFICATE

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HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON JUNE 05,2001

S

LINC	SHORT LEGAL	TITLE NUMBER
0027 004 977	9122022;;A	972 068 163 +20

LEGAL DESCRIPTION

PLAN 9122022
LOT A
CONTAINING 31.304 HECTARES (77.35 ACRES) MORE OR LESS.
EXCEPTING THEREOUT:

		HECTARES	(ACRES) MORE OR LESS
A) PLAN 9123564	SUBDIVISION	3.002	7.42
B) PLAN 9320297	SUBDIVISION	2.70	6.67
C) PLAN 9422475	SUBDIVISION	3.66	9.04
D) PLAN 9720704	SUBDIVISION	1.006	2.49

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;28;35;20;NW
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF INNISFAIL

REFERENCE NUMBER: 942 240 783 +55

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
972 068 163	12/03/1997	SUBDIVISION PLAN		

OWNERS

THE TOWN OF INNISFAIL.
OF BOX 220, INNISFAIL
ALBERTA T0M 1A0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
762 144 188	13/08/1976	UTILITY RIGHT OF WAY GRANTEE - THE MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION.

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		R.R. 1, SITE 22, BOX 1 INNISFAIL ALBERTA T4G1T6 AS TO PORTION OR PLAN:7720705 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 962217917)
862 055 620	17/03/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
862 198 756	16/09/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
912 063 749	18/03/1991	CAVEAT RE : ROADWAY CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY MINISTER OF TRANSPORTATION AND UTILITIES C/O DIRECTOR, PROPERTY SERVICES TWIN ATRIA BUILDING, MAIN FLOOR 4999-98 AVE EDMONTON ALBERTA T6B2X3 " AFFECTS PART OF THIS TITLE "
962 015 239	17/01/1996	CAVEAT RE : EASEMENT CAVEATOR - UTILICORP NETWORKS CANADA (ALBERTA) LTD. 1202 CENTRE STREET SOUTH CALGARY ALBERTA T2G5A5 (DATA UPDATED BY: TRANSFER OF CAVEAT 002367413)
962 217 917	16/08/1996	TRANSFER OF UTILITY RIGHT OF WAY 762144188 TRANSFEREE - THE MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION. R.R. 1, SITE 22, BOX 1 INNISFAIL ALBERTA T4G1T6
002 367 413	08/12/2000	TRANSFER OF CAVEAT 962015239 TRANSFEREE - UTILICORP NETWORKS CANADA (ALBERTA) LTD. 1202 CENTRE STREET SOUTH CALGARY

(CONTINUED)

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

ALBERTA T2G5A5

012 162 943 05/06/2001 ROAD PLAN 0122423
TITLE CANCELLED AS TO PART AND NEW TITLE ISSUED
FOR THE REMAINDER

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 OCTOBER, 2024 AT 09:52 A.M.

ORDER NUMBER: 51999540

CUSTOMER FILE NUMBER:

END OF CERTIFICATE

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HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON MARCH 12,1997

S

LINC	SHORT LEGAL	TITLE NUMBER
0026 113 530	9122022;;A	942 240 783 +55

LEGAL DESCRIPTION

PLAN 9122022
LOT A
CONTAINING 31.304 HECTARES (77.35 ACRES) MORE OR LESS.
EXCEPTING THEREOUT:

		HECTARES	(ACRES) MORE OR LESS
A) PLAN 9123564	SUBDIVISION	3.002	7.42
B) PLAN 9320297	SUBDIVISION	2.70	6.67
C) PLAN 9422475	SUBDIVISION	3.66	9.04

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;28;35;20;NW
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF INNISFAIL

REFERENCE NUMBER: 932 036 856 +21

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
942 240 783	03/08/1994	SUBDIVISION PLAN		

OWNERS

THE TOWN OF INNISFAIL.
OF BOX 220, INNISFAIL
ALBERTA T0M 1A0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
762 144 188	13/08/1976	UTILITY RIGHT OF WAY GRANTEE - THE MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION. R.R. 1, SITE 22, BOX 1

(CONTINUED)

INNISFAIL
ALBERTA T4G1T6
AS TO PORTION OR PLAN:7720705
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 962217917)

782 014 634 23/01/1978 UTILITY RIGHT OF WAY
GRANTEE - CALGARY POWER LTD.
" AFFECTS PART OF THIS TITLE "

862 055 620 17/03/1986 UTILITY RIGHT OF WAY
GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED.
AS TO PORTION OR PLAN:8620064

862 198 756 16/09/1986 UTILITY RIGHT OF WAY
GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED.
AS TO PORTION OR PLAN:8620064

912 063 749 18/03/1991 CAVEAT
RE : ROADWAY
CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA
AS REPRESENTED BY MINISTER OF TRANSPORTATION AND UTILITIES
C/O DIRECTOR, PROPERTY SERVICES
TWIN ATRIA BUILDING, MAIN FLOOR
4999-98 AVE
EDMONTON
ALBERTA T6B2X3
" AFFECTS PART OF THIS TITLE "

962 015 239 17/01/1996 CAVEAT
RE : EASEMENT
CAVEATOR - TRANSALTA UTILITIES CORPORATION.
BOX 1900, CALGARY
ALBERTA T2P2M1
AGENT - JEFFREY KAENEL

962 041 060 20/02/1996 DISCHARGE OF UTILITY RIGHT OF WAY 782014634

962 217 917 16/08/1996 TRANSFER OF UTILITY RIGHT OF WAY 762144188
TRANSFEREE - THE MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION.
R.R. 1, SITE 22, BOX 1
INNISFAIL
ALBERTA T4G1T6

972 067 955 12/03/1997 SURVEYS DISCHARGE
AFFECTS INSTRUMENT: 912063749
AS TO NEW PLAN

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
972 068 163	12/03/1997	SUBDIVISION PLAN 9720704 TITLE CANCELLED AS TO PART AND NEW TITLE ISSUED FOR THE REMAINDER

TOTAL INSTRUMENTS: 010

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 28 DAY OF OCTOBER, 2024 AT 09:52 A.M.

ORDER NUMBER: 51999540

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).

HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON AUGUST 03,1994

S

LINC	SHORT LEGAL	TITLE NUMBER
0024 376 345	9122022;;A	932 036 856 +21

LEGAL DESCRIPTION

PLAN 9122022
LOT A
CONTAINING 31.304 HECTARES (77.35 ACRES) MORE OR LESS.
EXCEPTING THEREOUT:

		HECTARES	(ACRES) MORE OR LESS
A) PLAN 9123564	SUBDIVISION	3.002	7.42
B) PLAN 9320297	SUBDIVISION	2.70	6.67

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;28;35;20;NW
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF INNISFAIL

REFERENCE NUMBER: 912 333 657 +23

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
932 036 856	09/02/1993	SUBDIVISION PLAN		

OWNERS

THE TOWN OF INNISFAIL.
OF BOX 220, INNISFAIL
ALBERTA T0M 1A0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
762 144 188	13/08/1976	UTILITY RIGHT OF WAY GRANTEE - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY MINISTER OF ENVIRONMENT AS TO PORTION OR PLAN:7720705

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
782 014 634	23/01/1978	UTILITY RIGHT OF WAY GRANTEE - CALGARY POWER LTD. (DATA UPDATED BY: 942240426)
862 055 620	17/03/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
862 198 756	16/09/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
912 063 749	18/03/1991	CAVEAT RE : ROADWAY CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY MINISTER OF TRANSPORTATION AND UTILITIES C/O DIRECTOR, PROPERTY SERVICES TWIN ATRIA BUILDING, MAIN FLOOR 4999-98 AVE EDMONTON ALBERTA T6B2X3 " AFFECTS PART OF THIS TITLE "
912 333 548	04/12/1991	DISCHARGE OF CAVEAT 912063749 PARTIAL AS TO PLAN 9123564
932 036 815	09/02/1993	DISCHARGE OF CAVEAT 912063749 PARTIAL AS TO PLAN 9320297
932 036 858	09/02/1993	CAVEAT RE : DEFERRED RESERVE CAVEATOR - RED DEER REGIONAL PLANNING COMMISSION. 2830 BREMNER AVENUE RED DEER ALBERTA T4R1M9
932 037 321	10/02/1993	DISCHARGE OF DISCHARGE OF 912333548 AND DISCHARGE OF 932036815
942 240 426	03/08/1994	CORRECTION OF INSTRUMENT AFFECTS INSTRUMENT: 782014634 "TITLE PARTICULARS DELETED:" " AFFECTS PART OF THIS TITLE "
942 240 455	03/08/1994	DISCHARGE OF CAVEAT 912063749 PARTIAL

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		AS TO PART UNDER PLAN 942____
942 240 782	03/08/1994	DISCHARGE OF CAVEAT 932036858
942 240 783	03/08/1994	SUBDIVISION PLAN 9422475 TITLE CANCELLED AS TO PART AND NEW TITLE ISSUED FOR THE REMAINDER

TOTAL INSTRUMENTS: 013

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 28 DAY OF OCTOBER, 2024 AT 09:52 A.M.

ORDER NUMBER: 51999540

CUSTOMER FILE NUMBER:

END OF CERTIFICATE

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HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON FEBRUARY 09,1993

S

LINC	SHORT LEGAL	TITLE NUMBER
0020 785 599	9122022;;A	912 333 657 +23

LEGAL DESCRIPTION

DESCRIPTIVE PLAN 9122022
LOT A
CONTAINING 31.304 HECTARES (77.35 ACRES) MORE OR LESS.
EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS.
A) PLAN 9123564 SUBDIVISION 3.002 7.42
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;28;35;20;NW
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF INNISFAIL

REFERENCE NUMBER: 912 166 849

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
912 333 657	04/12/1991	SUBDIVISION PLAN		

OWNERS

THE TOWN OF INNISFAIL.
OF BOX 220, INNISFAIL
ALBERTA T0M 1A0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
762 144 188	13/08/1976	UTILITY RIGHT OF WAY GRANTEE - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY MINISTER OF ENVIRONMENT AS TO PORTION OR PLAN:7720705
782 014 634	23/01/1978	UTILITY RIGHT OF WAY GRANTEE - CALGARY POWER LTD.

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		(DATA UPDATED BY: 932036808)
862 055 620	17/03/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
862 198 756	16/09/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
882 163 351	19/07/1988	CAVEAT RE : MORTGAGE CAVEATOR - ROYAL BANK OF CANADA. 4962 - 52 ST., (P.O. BOX 490), INNISFAIL ALBERTA AGENT - MONTGOMERY WILD " AFFECTS PART OF THIS TITLE "
892 098 827	01/05/1989	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. #320 - 707 - 10TH AVENUE S.W., CALGARY ALBERTA ORIGINAL PRINCIPAL AMOUNT: $307,500 " AFFECTS PART OF THIS TITLE "
902 350 783	03/12/1990	CAVEAT RE : TRANSFER OF LAND CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY REPRESENTED BY MINISTER OF TRANSPORTATION & UTILITIES DIRECTOR PROPERTY SEVICES,ALTA TRANS. & UTILITIES TWIN ATRIA BLDG. MN. FLOOR 4999-98 AVE EDMONTON ALBERTA T6B2X3 AGENT - PETER J W ROCHE " AFFECTS PART OF THIS TITLE "
912 063 749	18/03/1991	CAVEAT RE : ROADWAY CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY MINISTER OF TRANSPORTATION AND UTILITIES C/O DIRECTOR, PROPERTY SERVICES TWIN ATRIA BUILDING, MAIN FLOOR 4999-98 AVE EDMONTON ALBERTA T6B2X3

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		" AFFECTS PART OF THIS TITLE "
912 333 548	04/12/1991	DISCHARGE OF CAVEAT 912063749 PARTIAL AS TO PLAN 9123564
922 319 362	20/10/1992	DISCHARGE OF CAVEAT 902350783
922 326 943	26/10/1992	DISCHARGE OF CAVEAT 882163351
922 326 944	26/10/1992	DISCHARGE OF MORTGAGE 892098827
932 036 808	09/02/1993	CORRECTION OF INSTRUMENT AFFECTS INSTRUMENT: 782014634 "TITLE PARTICULARS DELETED:" " AFFECTS PART OF THIS TITLE "
932 036 815	09/02/1993	DISCHARGE OF CAVEAT 912063749 PARTIAL AS TO PLAN 9320297
932 036 856	09/02/1993	SUBDIVISION PLAN 9320297 TITLE CANCELLED AS TO PART AND NEW TITLE ISSUED FOR THE REMAINDER

TOTAL INSTRUMENTS: 015

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 28 DAY OF OCTOBER, 2024 AT 09:52 A.M.

ORDER NUMBER: 51999540

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON DECEMBER 04,1991

S

LINC	SHORT LEGAL	TITLE NUMBER
0018 862 847	9122022;;A	912 166 849

LEGAL DESCRIPTION

DESCRIPTIVE PLAN 9122022
LOT A
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 31.304 HECTARES (77.35 ACRES) MORE OR LESS

ATS REFERENCE: 4;28;35;20;NW
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF INNISFAIL

REFERENCE NUMBER: 912 166 724
902 367 717 +43

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
912 166 849	03/07/1991	DESCRIPTIVE PLAN		

OWNERS

THE TOWN OF INNISFAIL.
OF BOX 220, INNISFAIL
ALBERTA T0M 1A0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
762 144 188	13/08/1976	UTILITY RIGHT OF WAY GRANTEE - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY MINISTER OF ENVIRONMENT AS TO PORTION OR PLAN:7720705
782 014 634	23/01/1978	UTILITY RIGHT OF WAY GRANTEE - CALGARY POWER LTD. (DATA UPDATED BY: 912333463)

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
862 055 620	17/03/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
862 198 756	16/09/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
882 163 351	19/07/1988	CAVEAT RE : MORTGAGE CAVEATOR - ROYAL BANK OF CANADA. 4962 - 52 ST., (P.O. BOX 490), INNISFAIL ALBERTA AGENT - MONTGOMERY WILD " AFFECTS PART OF THIS TITLE "
892 098 827	01/05/1989	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. #320 - 707 - 10TH AVENUE S.W., CALGARY ALBERTA ORIGINAL PRINCIPAL AMOUNT: $307,500 " AFFECTS PART OF THIS TITLE "
902 350 783	03/12/1990	CAVEAT RE : TRANSFER OF LAND CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY REPRESENTED BY MINISTER OF TRANSPORTATION & UTILITIES DIRECTOR PROPERTY SEVICES,ALTA TRANS. & UTILITIES TWIN ATRIA BLDG. MN. FLOOR 4999-98 AVE EDMONTON ALBERTA T6B2X3 AGENT - PETER J W ROCHE " AFFECTS PART OF THIS TITLE "
912 063 749	18/03/1991	CAVEAT RE : ROADWAY CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY MINISTER OF TRANSPORTATION AND UTILITIES C/O DIRECTOR, PROPERTY SERVICES TWIN ATRIA BUILDING, MAIN FLOOR 4999-98 AVE EDMONTON ALBERTA T6B2X3 " AFFECTS PART OF THIS TITLE "

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
912 333 463	04/12/1991	CORRECTION OF INSTRUMENT AFFECTS INSTRUMENT: 782014634 "TITLE PARTICULARS DELETED:" " AFFECTS PART OF THIS TITLE "
912 333 548	04/12/1991	DISCHARGE OF CAVEAT 912063749 PARTIAL AS TO PLAN 9123564
912 333 657	04/12/1991	SUBDIVISION PLAN 9123564 TITLE CANCELLED AS TO PART AND NEW TITLE ISSUED FOR THE REMAINDER

TOTAL INSTRUMENTS: 011

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 28 DAY OF OCTOBER, 2024 AT 09:52 A.M.

ORDER NUMBER: 51999540

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON JULY 03,1991

S LINC	SHORT LEGAL	TITLE NUMBER
0013 042 007	4;28;35;29;SW	902 115 477 +1
0013 489 968	4;28;35;29;OT	

LEGAL DESCRIPTION

FIRST
ALL THAT PORTION OF THE SOUTH WEST QUARTER OF SECTION TWENTY NINE (29)
TOWNSHIP THIRTY FIVE (35)
RANGE TWENTY EIGHT (28)
WEST OF THE FOURTH MERIDIAN, NOT COVERED BY THE WATERS OF LAKE NO. 3 AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 12TH DAY OF MARCH A.D. 1907; CONTAINING 40.2 HECTARES (99.30 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

	HECTARES	(ACRES) MORE OR LESS
A) PLAN 2530EU - ROAD	1.36	3.36

B) THE MOST EASTERLY EIGHT HUNDRED AND FORTY ONE AND FIFTY HUNDREDTHS (841.50) FEET THROUGHOUT THE SAID QUARTER SECTION WHICH LIES TO THE SOUTH OF ROAD PLAN 2530EU NOT COVERED BY THE WATERS OF LAKE NO. 3 AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 12TH DAY OF MARCH A.D. 1907, CONTAINING 10.5 26.1

C) PLAN 2387JY - ROAD	1.49	3.71
D) PLAN 2170NY - ROAD	0.656	1.62
E) PLAN 8822303 - ROAD	0.293	0.72
F) PLAN 8822304 - ROAD	0.292	0.72

EXCEPTING THEREOUT ALL MINES AND MINERALS

SECOND
ALL THAT PORTION OF THE ORIGINAL ROAD ALLOWANCE ADJOINING THE SOUTH BOUNDARY OF THE SAID SOUTH WEST QUARTER OF SECTION TWENTY NINE (29)
TOWNSHIP THIRTY FIVE (35)
RANGE TWENTY EIGHT (28)
WEST OF THE FOURTH MERIDIAN
CONTAINING 1.62 HECTARES (4.00 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

	HECTARES	(ACRES) MORE OR LESS
A) PLAN 9021103 - ROAD	0.063	0.16

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF INNISFAIL

REFERENCE NUMBER: 882 163 348

(CONTINUED)

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
902 115 477	26/04/1990	ROAD PLAN		

OWNERS

T. MALCOLM CAMPBELL PROFESSIONAL CORPORATION.
OF BOX 5000, INNISFAIL
ALBERTA T0M 1A0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
798HU	30/12/1950	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF INNISFAIL. AFFECTED LAND: 4;28;35;29;SW AS TO PORTION OR PLAN:2123HW "DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY BY NO. 2983NN"
3965OV	18/08/1966	UTILITY RIGHT OF WAY GRANTEE - CALGARY POWER LTD. "PART"
862 055 620	17/03/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
882 163 351	19/07/1988	CAVEAT RE : MORTGAGE CAVEATOR - ROYAL BANK OF CANADA. 4962 - 52 ST., (P.O. BOX 490), INNISFAIL ALBERTA AGENT - MONTGOMERY WILD AFFECTED LAND: 4;28;35;29;SW 4;28;35;29;OT
892 098 827	01/05/1989	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. #320 - 707 - 10TH AVENUE S.W., CALGARY ALBERTA ORIGINAL PRINCIPAL AMOUNT: $307,500
902 350 783	03/12/1990	CAVEAT RE : TRANSFER OF LAND CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		AS REPRESENTED BY REPRESENTED BY MINISTER OF TRANSPORTATION & UTILITIES DIRECTOR PROPERTY SEVICES,ALTA TRANS. & UTILITIES TWIN ATRIA BLDG. MN. FLOOR 4999-98 AVE EDMONTON ALBERTA T6B2X3 AGENT - PETER J W ROCHE
912 043 189	22/02/1991	DISCHARGE OF CAVEAT 882163351 AFFECTED LAND: 4;28;35;29;SW
912 166 724	03/07/1991	TRANSFER OF PART OF LAND OWNERS - THE TOWN OF INNISFAIL. BOX 220, INNISFAIL ALBERTA T0M1A0 NEW TITLE ISSUED AFFECTED LAND: 4;28;35;29;OT

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 OCTOBER, 2024 AT 09:52 A.M.

ORDER NUMBER: 51999540

CUSTOMER FILE NUMBER:

END OF CERTIFICATE

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HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON JULY 03,1991

S

LINC	SHORT LEGAL	TITLE NUMBER
0018 862 558	4;28;35;29;OT	912 166 724

LEGAL DESCRIPTION

ALL THAT PORTION OF ORIGINAL ROAD ALLOWANCE ADJOINING THE SOUTH BOUNDARY OF THE S.W.1/4 SECTION 29 CONTAINED WITHIN NEW DESCRIPTIVE PLAN CONTAINING 0.322 HA. MORE OR LESS.
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF INNISFAIL

REFERENCE NUMBER: 902 115 477 +1

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
912 166 724	03/07/1991	TRANSFER OF PART OF LAND	$2,000	2000

OWNERS

THE TOWN OF INNISFAIL.
OF BOX 220, INNISFAIL
ALBERTA T0M 1A0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
862 055 620	17/03/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
882 163 351	19/07/1988	CAVEAT RE : MORTGAGE CAVEATOR - ROYAL BANK OF CANADA. 4962 - 52 ST., (P.O. BOX 490), INNISFAIL ALBERTA AGENT - MONTGOMERY WILD

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
892 098 827	01/05/1989	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. #320 - 707 - 10TH AVENUE S.W., CALGARY ALBERTA ORIGINAL PRINCIPAL AMOUNT: $307,500
902 350 783	03/12/1990	CAVEAT RE : TRANSFER OF LAND CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY REPRESENTED BY MINISTER OF TRANSPORTATION & UTILITIES DIRECTOR PROPERTY SEVICES,ALTA TRANS. & UTILITIES TWIN ATRIA BLDG. MN. FLOOR 4999-98 AVE EDMONTON ALBERTA T6B2X3 AGENT - PETER J W ROCHE
912 166 849	03/07/1991	DESCRIPTIVE PLAN AFFECTED LAND: 4;28;35;29;OT CANCELLED IN FULL TITLE CANCELLED IN FULL AFFECTED PLAN: 9122022

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 28 DAY OF OCTOBER, 2024 AT 09:52 A.M.

ORDER NUMBER: 51999540

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

(CONTINUED)

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HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON JULY 03,1991

S

LINC	SHORT LEGAL	TITLE NUMBER
0016 322 976	4;28;35;20;NW	902 367 717 +43

LEGAL DESCRIPTION

ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION TWENTY (20)
TOWNSHIP THIRTY FIVE (35)
RANGE TWENTY EIGHT (28)
WEST OF THE FOURTH MERIDIAN, NOT COVERED BY THE WATERS OF LAKE NO. 3,
AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON
THE 8TH DAY OF JANUARY A.D. 1897, CONTAINING 59.6 HECTARES (147 ACRES)
MORE OR LESS
EXCEPTING THEREOUT:
A) 1.53 HECTARES (3.78 ACRES) MORE OR LESS FOR SUBDIVISION PLAN 7921848
B) 1.38 HECTARES (3.41 ACRES) MORE OR LESS FOR SUBDIVISION PLAN 8720302
C) 2.90 HECTARES (7.17 ACRES) MORE OR LESS FOR ROAD PLAN 9021103
D) 22.09 HECTARES (54.58 ACRES) MORE OR LESS FOR SUBDIVISION PLAN 9023626
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF INNISFAIL

REFERENCE NUMBER: 872 023 415 B

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
902 367 717	19/12/1990	SUBDIVISION PLAN		

OWNERS

THE TOWN OF INNISFAIL.
OF BOX 220, INNISFAIL
ALBERTA T0M 1A0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
762 144 188	13/08/1976	UTILITY RIGHT OF WAY

(CONTINUED)

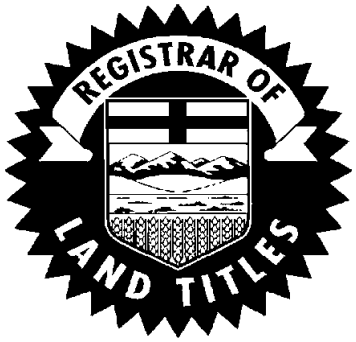
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		GRANTEE - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY MINISTER OF ENVIRONMENT AS TO PORTION OR PLAN:7720705
782 014 634	23/01/1978	UTILITY RIGHT OF WAY GRANTEE - CALGARY POWER LTD.
862 198 756	16/09/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
912 063 749	18/03/1991	CAVEAT RE : ROADWAY CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY MINISTER OF TRANSPORTATION AND UTILITIES C/O DIRECTOR, PROPERTY SERVICES TWIN ATRIA BUILDING, MAIN FLOOR 4999-98 AVE EDMONTON ALBERTA T6B2X3
912 166 849	03/07/1991	DESCRIPTIVE PLAN AFFECTED LAND: 4;28;35;20;NW CANCELLED IN FULL TITLE CANCELLED IN FULL AFFECTED PLAN: 9122022

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 28 DAY OF OCTOBER, 2024 AT 09:52 A.M.

ORDER NUMBER: 51999540

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).

HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON APRIL 26,1990

S LINC	SHORT LEGAL	TITLE NUMBER
0013 042 007	4;28;35;29;SW	882 163 348
0013 042 015	4;28;35;29;OT	

LEGAL DESCRIPTION

FIRST
ALL THAT PORTION OF THE SOUTH WEST QUARTER OF SECTION TWENTY NINE (29)
TOWNSHIP THIRTY FIVE (35)
RANGE TWENTY EIGHT (28)
WEST OF THE FOURTH MERIDIAN, NOT COVERED BY THE WATERS OF LAKE NO. 3 AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 12TH DAY OF MARCH A.D. 1907; CONTAINING 40.2 HECTARES (99.30 ACRES) MORE OR LESS
EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS

A) PLAN 2530EU - ROAD	1.36	3.36

B) THE MOST EASTERLY EIGHT HUNDRED AND FORTY ONE AND FIFTY HUNDREDTHS (841.50) FEET THROUGHOUT THE SAID QUARTER SECTION WHICH LIES TO THE SOUTH OF ROAD PLAN 2530EU NOT COVERED BY THE WATERS OF LAKE NO. 3 AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 12TH DAY OF MARCH A.D. 1907, CONTAINING 10.5 26.1

C) PLAN 2387JY - ROAD	1.49	3.71
D) PLAN 2170NY - ROAD	0.656	1.62
E) PLAN 8822303 - ROAD	0.293	0.72
F) PLAN 8822304 - ROAD	0.292	0.72

EXCEPTING THEREOUT ALL MINES AND MINERALS

SECOND
ALL THAT PORTION OF THE ORIGINAL ROAD ALLOWANCE ADJOINING THE SOUTH BOUNDARY OF THE SAID SOUTH WEST QUARTER OF SECTION TWENTY NINE (29)
TOWNSHIP THIRTY FIVE (35)
RANGE TWENTY EIGHT (28)
WEST OF THE FOURTH MERIDIAN
CONTAINING 1.62 HECTARES (4.00 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF INNISFAIL

(CONTINUED)

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
882 163 348	19/07/1988		$145,000	

OWNERS

T. MALCOLM CAMPBELL PROFESSIONAL CORPORATION.
OF BOX 5000, INNISFAIL
ALBERTA T0M 1A0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
798HU	30/12/1950	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF INNISFAIL. AFFECTED LAND: 4;28;35;29;SW AS TO PORTION OR PLAN:2123HW "DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY BY NO. 2983NN"
3965OV	18/08/1966	UTILITY RIGHT OF WAY GRANTEE - CALGARY POWER LTD. "PART"
862 055 620	17/03/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
882 163 351	19/07/1988	CAVEAT RE : MORTGAGE CAVEATOR - ROYAL BANK OF CANADA. 4962 - 52 ST., (P.O. BOX 490), INNISFAIL ALBERTA AGENT - MONTGOMERY WILD
892 098 827	01/05/1989	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. #320 - 707 - 10TH AVENUE S.W., CALGARY ALBERTA ORIGINAL PRINCIPAL AMOUNT: $307,500
902 115 477	26/04/1990	ROAD PLAN 9021103 AFFECTED LAND: 4;28;35;29;OT CANCELLED AS TO PART NEW TITLE ISSUED FOR THE REMAINDER

(CONTINUED)

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 28 DAY OF OCTOBER, 2024 AT 09:53 A.M.

ORDER NUMBER: 51999552

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.

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HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON DECEMBER 19,1990

S

LINC	SHORT LEGAL	TITLE NUMBER
0014 622 120	4;28;35;20;NW	872 023 415 B

LEGAL DESCRIPTION

ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION TWENTY (20)
TOWNSHIP THIRTY FIVE (35)
RANGE TWENTY EIGHT (28)
WEST OF THE FOURTH MERIDIAN, NOT COVERED BY THE WATERS OF LAKE NO. 3,
AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON
THE 8TH DAY OF JANUARY A.D. 1897, CONTAINING 59.6 HECTARES (147 ACRES)
MORE OR LESS
EXCEPTING THEREOUT:
A) 1.53 HECTARES (3.78 ACRES) MORE OR LESS FOR SUBDIVISION PLAN 7921848
B) 1.38 HECTARES (3.41 ACRES) MORE OR LESS FOR SUBDIVISION PLAN 8720302
C) 2.90 HECTARES (7.17 ACRES) MORE OR LESS FOR ROAD PLAN 9021103
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF INNISFAIL

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
872 023 415	03/02/1987			NIL

OWNERS

THE TOWN OF INNISFAIL.
OF BOX 220, INNISFAIL
ALBERTA T0M 1A0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
762 144 188	13/08/1976	UTILITY RIGHT OF WAY GRANTEE - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY MINISTER OF ENVIRONMENT AS TO PORTION OR PLAN:7720705

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
782 014 634	23/01/1978	UTILITY RIGHT OF WAY GRANTEE - CALGARY POWER LTD.
802 118 854	28/05/1980	MORTGAGE MORTGAGEE - GORDON FLOYD GODKIN MORTGAGEE - GORDON FLOYD GODKIN EXECUTOR FOR MARGARET LESLIE GODKIN ORIGINAL PRINCIPAL AMOUNT: $610,000 "DATA UDPATED BY TRANSFER OF MORT NO. 872023414"
862 198 756	16/09/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
872 023 416	03/02/1987	CAVEAT RE : DEFERRED RESERVE CAVEATOR - RED DEER REGIONAL PLANNING COMMISSION. SECRETARY OR DESIGNATED REP. 2830 BREMNER AVENUE, RED DEER ALBERTA T4R1M9
902 277 893	20/09/1990	DISCHARGE OF MORTGAGE 802118854
902 367 715	19/12/1990	DISCHARGE OF CAVEAT 872023416
902 367 716	19/12/1990	SURVEYS DISCHARGE AFFECTS INSTRUMENT: 862198756 AS TO NEW PLAN
902 367 717	19/12/1990	SUBDIVISION PLAN 9023626 TITLE CANCELLED AS TO PART AND NEW TITLE ISSUED FOR THE REMAINDER

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 OCTOBER, 2024 AT 09:52 A.M.

ORDER NUMBER: 51999540

CUSTOMER FILE NUMBER:

END OF CERTIFICATE

(CONTINUED)

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.

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LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0038 001 962	9122022;;A	182 183 784 +5

LEGAL DESCRIPTION

PLAN 9122022
LOT A
CONTAINING 31.304 HECTARES (77.35 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

		HECTARES	(ACRES) MORE OR LESS
A) PLAN 9123564	- SUBDIVISION	3.002	7.42
B) PLAN 9320297	- SUBDIVISION	2.70	6.67
C) PLAN 9422475	- SUBDIVISION	3.66	9.04
D) PLAN 9720704	- SUBDIVISION	1.006	2.49
E) PLAN 0122423	- ROAD	1.409	3.48
F) PLAN 1422717	- SUBDIVISION	0.477	1.18
G) PLAN 1822155	- SUBDIVISION	1.635	4.04

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;28;35;20;NW
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF INNISFAIL

REFERENCE NUMBER: 142 170 828 +45

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
182 183 784	01/08/2018	SUBDIVISION PLAN		

OWNERS

THE TOWN OF INNISFAIL.
OF BOX 220, INNISFAIL
ALBERTA T0M 1A0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
762 144 188	13/08/1976	UTILITY RIGHT OF WAY

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		GRANTEE - THE MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION. 35566 RGE RD 10 RED DEER COUNTY ALBERTA T4G0H5 AS TO PORTION OR PLAN:7720705 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 962217917) (DATA UPDATED BY: CHANGE OF ADDRESS 142332355)
862 055 620	17/03/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
862 198 756	16/09/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 28 DAY OF OCTOBER, 2024 AT 09:37 A.M.

ORDER NUMBER: 51999263

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.

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HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON AUGUST 01,2018

S

LINC	SHORT LEGAL	TITLE NUMBER
0036 181 980	9122022;;A	142 170 828 +45

LEGAL DESCRIPTION

PLAN 9122022
LOT A
CONTAINING 31.304 HECTARES (77.35 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

		HECTARES	(ACRES) MORE OR LESS
A) PLAN 9123564	SUBDIVISION	3.002	7.42
B) PLAN 9320297	SUBDIVISION	2.70	6.67
C) PLAN 9422475	SUBDIVISION	3.66	9.04
D) PLAN 9720704	SUBDIVISION	1.006	2.49
E) PLAN 0122423	ROAD	1.409	3.48
F) PLAN 1422717	SUBDIVISION	0.477	1.18

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;28;35;20;NW
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF INNISFAIL

REFERENCE NUMBER: 012 162 943 +4

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
142 170 828	05/06/2014	SUBDIVISION PLAN		

OWNERS

THE TOWN OF INNISFAIL.
OF BOX 220, INNISFAIL
ALBERTA T0M 1A0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
762 144 188	13/08/1976	UTILITY RIGHT OF WAY

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		GRANTEE - THE MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION. 35566 RGE RD 10 RED DEER COUNTY ALBERTA T4G0H5 AS TO PORTION OR PLAN:7720705 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 962217917) (DATA UPDATED BY: CHANGE OF ADDRESS 142332355)
862 055 620	17/03/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
862 198 756	16/09/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
962 015 239	17/01/1996	CAVEAT RE : EASEMENT CAVEATOR - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 (DATA UPDATED BY: CHANGE OF NAME 042526863)
962 217 917	16/08/1996	TRANSFER OF UTILITY RIGHT OF WAY 762144188 TRANSFEREE - THE MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION. R.R. 1, SITE 22, BOX 1 INNISFAIL ALBERTA T4G1T6
002 367 413	08/12/2000	TRANSFER OF CAVEAT 962015239 TRANSFEREE - UTILICORP NETWORKS CANADA (ALBERTA) LTD. 1202 CENTRE STREET SOUTH CALGARY ALBERTA T2G5A5
042 526 863	01/12/2004	CHANGE OF NAME RE: FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 AFFECTS INSTRUMENT: 962015239
072 623 553	19/10/2007	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - FORTISALBERTA INC. (CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		700, 801-7 AVE SW CALGARY ALBERTA T2S2V1 AGENT - MARK HAMEISTER
142 332 355	02/10/2014	CHANGE OF ADDRESS FOR SERVICE RE: THE MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION. 35566 RGE RD 10 RED DEER COUNTY ALBERTA T4G0H5 AFFECTS INSTRUMENT: 762144188
162 045 719	11/02/2016	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 AGENT - JAY BRAR
182 183 781	01/08/2018	DISCHARGE OF CAVEAT 962015239 AND CAVEAT 072623553 AND CAVEAT 162045719 AND TRANSFER OF 002367413 AND CHANGE OF NAME 042526863
182 183 784	01/08/2018	SUBDIVISION PLAN 1822155 TITLE CANCELLED AS TO PART AND NEW TITLE ISSUED FOR THE REMAINDER

TOTAL INSTRUMENTS: 012

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 28 DAY OF OCTOBER, 2024 AT 09:37 A.M.

ORDER NUMBER: 51999263

CUSTOMER FILE NUMBER:

END OF CERTIFICATE

(CONTINUED)

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.

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HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON JUNE 05,2014

S

LINC	SHORT LEGAL	TITLE NUMBER
0028 863 926	9122022;;A	012 162 943 +4

LEGAL DESCRIPTION

PLAN 9122022
LOT A
CONTAINING 31.304 HECTARES (77.35 ACRES) MORE OR LESS.
EXCEPTING THEREOUT:

	HECTARES	(ACRES)	MORE OR LESS
A) PLAN 9123564 - SUBDIVISION	3.002	7.42	
B) PLAN 9320297 - SUBDIVISION	2.70	6.67	
C) PLAN 9422475 - SUBDIVISION	3.66	9.04	
D) PLAN 9720704 - SUBDIVISION	1.006	2.49	
E) PLAN 0122423 - ROAD	1.409	3.48	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;28;35;20;NW
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF INNISFAIL

REFERENCE NUMBER: 972 068 163 +20

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
012 162 943	05/06/2001	ROAD PLAN		

OWNERS

THE TOWN OF INNISFAIL.
OF BOX 220, INNISFAIL
ALBERTA T0M 1A0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
762 144 188	13/08/1976	UTILITY RIGHT OF WAY GRANTEE - THE MOUNTAIN VIEW REGIONAL WATER SERVICES

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		COMMISSION. R.R. 1, SITE 22, BOX 1 INNISFAIL ALBERTA T4G1T6 AS TO PORTION OR PLAN:7720705 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 962217917)
862 055 620	17/03/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
862 198 756	16/09/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
912 063 749	18/03/1991	CAVEAT RE : ROADWAY CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY MINISTER OF TRANSPORTATION AND UTILITIES C/O DIRECTOR, PROPERTY SERVICES TWIN ATRIA BUILDING, MAIN FLOOR 4999-98 AVE EDMONTON ALBERTA T6B2X3 " AFFECTS PART OF THIS TITLE "
962 015 239	17/01/1996	CAVEAT RE : EASEMENT CAVEATOR - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 (DATA UPDATED BY: TRANSFER OF CAVEAT 002367413) (DATA UPDATED BY: CHANGE OF NAME 042526863)
962 217 917	16/08/1996	TRANSFER OF UTILITY RIGHT OF WAY 762144188 TRANSFEREE - THE MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION. R.R. 1, SITE 22, BOX 1 INNISFAIL ALBERTA T4G1T6
002 367 413	08/12/2000	TRANSFER OF CAVEAT 962015239 TRANSFEREE - UTILICORP NETWORKS CANADA (ALBERTA) LTD.

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		1202 CENTRE STREET SOUTH CALGARY ALBERTA T2G5A5
012 334 421	19/10/2001	DISCHARGE OF CAVEAT 912063749
042 526 863	01/12/2004	CHANGE OF NAME RE: FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 AFFECTS INSTRUMENT: 962015239
072 623 553	19/10/2007	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - FORTISALBERTA INC. 700, 801-7 AVE SW CALGARY ALBERTA T2S2V1 AGENT - MARK HAMEISTER
122 081 982	19/03/2012	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF INNISFAIL. AS TO PORTION OR PLAN:PORTION
142 170 826	05/06/2014	SURVEYS DISCHARGE AFFECTS INSTRUMENT: 962015239 AS TO NEW PLAN
142 170 827	05/06/2014	SURVEYS DISCHARGE AFFECTS INSTRUMENT: 072623553 AS TO NEW PLAN
142 170 828	05/06/2014	SUBDIVISION PLAN 1422717 TITLE CANCELLED AS TO PART AND NEW TITLE ISSUED FOR THE REMAINDER

TOTAL INSTRUMENTS: 014

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 28 DAY OF OCTOBER, 2024 AT 09:37 A.M.

ORDER NUMBER: 51999263

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.

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HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON JUNE 05,2001

S

LINC	SHORT LEGAL	TITLE NUMBER
0027 004 977	9122022;;A	972 068 163 +20

LEGAL DESCRIPTION

PLAN 9122022
LOT A
CONTAINING 31.304 HECTARES (77.35 ACRES) MORE OR LESS.
EXCEPTING THEREOUT:

		HECTARES	(ACRES) MORE OR LESS
A) PLAN 9123564	SUBDIVISION	3.002	7.42
B) PLAN 9320297	SUBDIVISION	2.70	6.67
C) PLAN 9422475	SUBDIVISION	3.66	9.04
D) PLAN 9720704	SUBDIVISION	1.006	2.49

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;28;35;20;NW
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF INNISFAIL

REFERENCE NUMBER: 942 240 783 +55

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
972 068 163	12/03/1997	SUBDIVISION PLAN		

OWNERS

THE TOWN OF INNISFAIL.
OF BOX 220, INNISFAIL
ALBERTA T0M 1A0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
762 144 188	13/08/1976	UTILITY RIGHT OF WAY GRANTEE - THE MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION.

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		R.R. 1, SITE 22, BOX 1 INNISFAIL ALBERTA T4G1T6 AS TO PORTION OR PLAN:7720705 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 962217917)
862 055 620	17/03/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
862 198 756	16/09/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
912 063 749	18/03/1991	CAVEAT RE : ROADWAY CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY MINISTER OF TRANSPORTATION AND UTILITIES C/O DIRECTOR, PROPERTY SERVICES TWIN ATRIA BUILDING, MAIN FLOOR 4999-98 AVE EDMONTON ALBERTA T6B2X3 " AFFECTS PART OF THIS TITLE "
962 015 239	17/01/1996	CAVEAT RE : EASEMENT CAVEATOR - UTILICORP NETWORKS CANADA (ALBERTA) LTD. 1202 CENTRE STREET SOUTH CALGARY ALBERTA T2G5A5 (DATA UPDATED BY: TRANSFER OF CAVEAT 002367413)
962 217 917	16/08/1996	TRANSFER OF UTILITY RIGHT OF WAY 762144188 TRANSFEREE - THE MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION. R.R. 1, SITE 22, BOX 1 INNISFAIL ALBERTA T4G1T6
002 367 413	08/12/2000	TRANSFER OF CAVEAT 962015239 TRANSFEREE - UTILICORP NETWORKS CANADA (ALBERTA) LTD. 1202 CENTRE STREET SOUTH CALGARY

(CONTINUED)

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

ALBERTA T2G5A5

012 162 943 05/06/2001 ROAD PLAN 0122423
TITLE CANCELLED AS TO PART AND NEW TITLE ISSUED
FOR THE REMAINDER

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 OCTOBER, 2024 AT 09:37 A.M.

ORDER NUMBER: 51999263

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).

HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON MARCH 12,1997

S

LINC	SHORT LEGAL	TITLE NUMBER
0026 113 530	9122022;;A	942 240 783 +55

LEGAL DESCRIPTION

PLAN 9122022
LOT A
CONTAINING 31.304 HECTARES (77.35 ACRES) MORE OR LESS.
EXCEPTING THEREOUT:

		HECTARES	(ACRES) MORE OR LESS
A) PLAN 9123564	SUBDIVISION	3.002	7.42
B) PLAN 9320297	SUBDIVISION	2.70	6.67
C) PLAN 9422475	SUBDIVISION	3.66	9.04

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;28;35;20;NW
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF INNISFAIL

REFERENCE NUMBER: 932 036 856 +21

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
942 240 783	03/08/1994	SUBDIVISION PLAN		

OWNERS

THE TOWN OF INNISFAIL.
OF BOX 220, INNISFAIL
ALBERTA T0M 1A0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
762 144 188	13/08/1976	UTILITY RIGHT OF WAY GRANTEE - THE MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION. R.R. 1, SITE 22, BOX 1

(CONTINUED)

INNISFAIL
ALBERTA T4G1T6
AS TO PORTION OR PLAN:7720705
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 962217917)

782 014 634 23/01/1978 UTILITY RIGHT OF WAY
GRANTEE - CALGARY POWER LTD.
" AFFECTS PART OF THIS TITLE "

862 055 620 17/03/1986 UTILITY RIGHT OF WAY
GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED.
AS TO PORTION OR PLAN:8620064

862 198 756 16/09/1986 UTILITY RIGHT OF WAY
GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED.
AS TO PORTION OR PLAN:8620064

912 063 749 18/03/1991 CAVEAT
RE : ROADWAY
CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA
AS REPRESENTED BY MINISTER OF TRANSPORTATION AND UTILITIES
C/O DIRECTOR, PROPERTY SERVICES
TWIN ATRIA BUILDING, MAIN FLOOR
4999-98 AVE
EDMONTON
ALBERTA T6B2X3
" AFFECTS PART OF THIS TITLE "

962 015 239 17/01/1996 CAVEAT
RE : EASEMENT
CAVEATOR - TRANSALTA UTILITIES CORPORATION.
BOX 1900, CALGARY
ALBERTA T2P2M1
AGENT - JEFFREY KAENEL

962 041 060 20/02/1996 DISCHARGE OF UTILITY RIGHT OF WAY 782014634

962 217 917 16/08/1996 TRANSFER OF UTILITY RIGHT OF WAY 762144188
TRANSFEREE - THE MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION.
R.R. 1, SITE 22, BOX 1
INNISFAIL
ALBERTA T4G1T6

972 067 955 12/03/1997 SURVEYS DISCHARGE
AFFECTS INSTRUMENT: 912063749
AS TO NEW PLAN

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
972 068 163	12/03/1997	SUBDIVISION PLAN 9720704 TITLE CANCELLED AS TO PART AND NEW TITLE ISSUED FOR THE REMAINDER

TOTAL INSTRUMENTS: 010

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 28 DAY OF OCTOBER, 2024 AT 09:37 A.M.

ORDER NUMBER: 51999263

CUSTOMER FILE NUMBER:

END OF CERTIFICATE

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HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON AUGUST 03,1994

S

LINC	SHORT LEGAL	TITLE NUMBER
0024 376 345	9122022;;A	932 036 856 +21

LEGAL DESCRIPTION

PLAN 9122022
LOT A
CONTAINING 31.304 HECTARES (77.35 ACRES) MORE OR LESS.
EXCEPTING THEREOUT:

		HECTARES	(ACRES) MORE OR LESS
A) PLAN 9123564	SUBDIVISION	3.002	7.42
B) PLAN 9320297	SUBDIVISION	2.70	6.67

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;28;35;20;NW
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF INNISFAIL

REFERENCE NUMBER: 912 333 657 +23

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
932 036 856	09/02/1993	SUBDIVISION PLAN		

OWNERS

THE TOWN OF INNISFAIL.
OF BOX 220, INNISFAIL
ALBERTA T0M 1A0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
762 144 188	13/08/1976	UTILITY RIGHT OF WAY GRANTEE - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY MINISTER OF ENVIRONMENT AS TO PORTION OR PLAN:7720705

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
782 014 634	23/01/1978	UTILITY RIGHT OF WAY GRANTEE - CALGARY POWER LTD. (DATA UPDATED BY: 942240426)
862 055 620	17/03/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
862 198 756	16/09/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
912 063 749	18/03/1991	CAVEAT RE : ROADWAY CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY MINISTER OF TRANSPORTATION AND UTILITIES C/O DIRECTOR, PROPERTY SERVICES TWIN ATRIA BUILDING, MAIN FLOOR 4999-98 AVE EDMONTON ALBERTA T6B2X3 " AFFECTS PART OF THIS TITLE "
912 333 548	04/12/1991	DISCHARGE OF CAVEAT 912063749 PARTIAL AS TO PLAN 9123564
932 036 815	09/02/1993	DISCHARGE OF CAVEAT 912063749 PARTIAL AS TO PLAN 9320297
932 036 858	09/02/1993	CAVEAT RE : DEFERRED RESERVE CAVEATOR - RED DEER REGIONAL PLANNING COMMISSION. 2830 BREMNER AVENUE RED DEER ALBERTA T4R1M9
932 037 321	10/02/1993	DISCHARGE OF DISCHARGE OF 912333548 AND DISCHARGE OF 932036815
942 240 426	03/08/1994	CORRECTION OF INSTRUMENT AFFECTS INSTRUMENT: 782014634 "TITLE PARTICULARS DELETED:" " AFFECTS PART OF THIS TITLE "
942 240 455	03/08/1994	DISCHARGE OF CAVEAT 912063749 PARTIAL

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		AS TO PART UNDER PLAN 942____
942 240 782	03/08/1994	DISCHARGE OF CAVEAT 932036858
942 240 783	03/08/1994	SUBDIVISION PLAN 9422475 TITLE CANCELLED AS TO PART AND NEW TITLE ISSUED FOR THE REMAINDER

TOTAL INSTRUMENTS: 013

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 28 DAY OF OCTOBER, 2024 AT 09:37 A.M.

ORDER NUMBER: 51999263

CUSTOMER FILE NUMBER:

END OF CERTIFICATE

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HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON FEBRUARY 09,1993

S

LINC	SHORT LEGAL	TITLE NUMBER
0020 785 599	9122022;;A	912 333 657 +23

LEGAL DESCRIPTION

DESCRIPTIVE PLAN 9122022
LOT A
CONTAINING 31.304 HECTARES (77.35 ACRES) MORE OR LESS.
EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS.
A) PLAN 9123564 SUBDIVISION 3.002 7.42
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;28;35;20;NW
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF INNISFAIL

REFERENCE NUMBER: 912 166 849

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
912 333 657	04/12/1991	SUBDIVISION PLAN		

OWNERS

THE TOWN OF INNISFAIL.
OF BOX 220, INNISFAIL
ALBERTA T0M 1A0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
762 144 188	13/08/1976	UTILITY RIGHT OF WAY GRANTEE - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY MINISTER OF ENVIRONMENT AS TO PORTION OR PLAN:7720705
782 014 634	23/01/1978	UTILITY RIGHT OF WAY GRANTEE - CALGARY POWER LTD.

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		(DATA UPDATED BY: 932036808)
862 055 620	17/03/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
862 198 756	16/09/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
882 163 351	19/07/1988	CAVEAT RE : MORTGAGE CAVEATOR - ROYAL BANK OF CANADA. 4962 - 52 ST., (P.O. BOX 490), INNISFAIL ALBERTA AGENT - MONTGOMERY WILD " AFFECTS PART OF THIS TITLE "
892 098 827	01/05/1989	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. #320 - 707 - 10TH AVENUE S.W., CALGARY ALBERTA ORIGINAL PRINCIPAL AMOUNT: $307,500 " AFFECTS PART OF THIS TITLE "
902 350 783	03/12/1990	CAVEAT RE : TRANSFER OF LAND CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY REPRESENTED BY MINISTER OF TRANSPORTATION & UTILITIES DIRECTOR PROPERTY SEVICES,ALTA TRANS. & UTILITIES TWIN ATRIA BLDG. MN. FLOOR 4999-98 AVE EDMONTON ALBERTA T6B2X3 AGENT - PETER J W ROCHE " AFFECTS PART OF THIS TITLE "
912 063 749	18/03/1991	CAVEAT RE : ROADWAY CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY MINISTER OF TRANSPORTATION AND UTILITIES C/O DIRECTOR, PROPERTY SERVICES TWIN ATRIA BUILDING, MAIN FLOOR 4999-98 AVE EDMONTON ALBERTA T6B2X3

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		" AFFECTS PART OF THIS TITLE "
912 333 548	04/12/1991	DISCHARGE OF CAVEAT 912063749 PARTIAL AS TO PLAN 9123564
922 319 362	20/10/1992	DISCHARGE OF CAVEAT 902350783
922 326 943	26/10/1992	DISCHARGE OF CAVEAT 882163351
922 326 944	26/10/1992	DISCHARGE OF MORTGAGE 892098827
932 036 808	09/02/1993	CORRECTION OF INSTRUMENT AFFECTS INSTRUMENT: 782014634 "TITLE PARTICULARS DELETED:" " AFFECTS PART OF THIS TITLE "
932 036 815	09/02/1993	DISCHARGE OF CAVEAT 912063749 PARTIAL AS TO PLAN 9320297
932 036 856	09/02/1993	SUBDIVISION PLAN 9320297 TITLE CANCELLED AS TO PART AND NEW TITLE ISSUED FOR THE REMAINDER

TOTAL INSTRUMENTS: 015

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 28 DAY OF OCTOBER, 2024 AT 09:37 A.M.

ORDER NUMBER: 51999263

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON DECEMBER 04,1991

S

LINC	SHORT LEGAL	TITLE NUMBER
0018 862 847	9122022;;A	912 166 849

LEGAL DESCRIPTION

DESCRIPTIVE PLAN 9122022
LOT A
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 31.304 HECTARES (77.35 ACRES) MORE OR LESS

ATS REFERENCE: 4;28;35;20;NW
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF INNISFAIL

REFERENCE NUMBER: 912 166 724
902 367 717 +43

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
912 166 849	03/07/1991	DESCRIPTIVE PLAN		

OWNERS

THE TOWN OF INNISFAIL.
OF BOX 220, INNISFAIL
ALBERTA T0M 1A0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
762 144 188	13/08/1976	UTILITY RIGHT OF WAY GRANTEE - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY MINISTER OF ENVIRONMENT AS TO PORTION OR PLAN:7720705
782 014 634	23/01/1978	UTILITY RIGHT OF WAY GRANTEE - CALGARY POWER LTD. (DATA UPDATED BY: 912333463)

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
862 055 620	17/03/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
862 198 756	16/09/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
882 163 351	19/07/1988	CAVEAT RE : MORTGAGE CAVEATOR - ROYAL BANK OF CANADA. 4962 - 52 ST., (P.O. BOX 490), INNISFAIL ALBERTA AGENT - MONTGOMERY WILD " AFFECTS PART OF THIS TITLE "
892 098 827	01/05/1989	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. #320 - 707 - 10TH AVENUE S.W., CALGARY ALBERTA ORIGINAL PRINCIPAL AMOUNT: $307,500 " AFFECTS PART OF THIS TITLE "
902 350 783	03/12/1990	CAVEAT RE : TRANSFER OF LAND CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY REPRESENTED BY MINISTER OF TRANSPORTATION & UTILITIES DIRECTOR PROPERTY SEVICES,ALTA TRANS. & UTILITIES TWIN ATRIA BLDG. MN. FLOOR 4999-98 AVE EDMONTON ALBERTA T6B2X3 AGENT - PETER J W ROCHE " AFFECTS PART OF THIS TITLE "
912 063 749	18/03/1991	CAVEAT RE : ROADWAY CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY MINISTER OF TRANSPORTATION AND UTILITIES C/O DIRECTOR, PROPERTY SERVICES TWIN ATRIA BUILDING, MAIN FLOOR 4999-98 AVE EDMONTON ALBERTA T6B2X3 " AFFECTS PART OF THIS TITLE "

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
912 333 463	04/12/1991	CORRECTION OF INSTRUMENT AFFECTS INSTRUMENT: 782014634 "TITLE PARTICULARS DELETED:" " AFFECTS PART OF THIS TITLE "
912 333 548	04/12/1991	DISCHARGE OF CAVEAT 912063749 PARTIAL AS TO PLAN 9123564
912 333 657	04/12/1991	SUBDIVISION PLAN 9123564 TITLE CANCELLED AS TO PART AND NEW TITLE ISSUED FOR THE REMAINDER

TOTAL INSTRUMENTS: 011

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 28 DAY OF OCTOBER, 2024 AT 09:37 A.M.

ORDER NUMBER: 51999263

CUSTOMER FILE NUMBER:

END OF CERTIFICATE

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HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON JULY 03,1991

S

LINC	SHORT LEGAL	TITLE NUMBER
0018 862 558	4;28;35;29;OT	912 166 724

LEGAL DESCRIPTION

ALL THAT PORTION OF ORIGINAL ROAD ALLOWANCE ADJOINING THE SOUTH BOUNDARY OF THE S.W.1/4 SECTION 29 CONTAINED WITHIN NEW DESCRIPTIVE PLAN CONTAINING 0.322 HA. MORE OR LESS.
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF INNISFAIL

REFERENCE NUMBER: 902 115 477 +1

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
912 166 724	03/07/1991	TRANSFER OF PART OF LAND	$2,000	2000

OWNERS

THE TOWN OF INNISFAIL.
OF BOX 220, INNISFAIL
ALBERTA T0M 1A0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
862 055 620	17/03/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
882 163 351	19/07/1988	CAVEAT RE : MORTGAGE CAVEATOR - ROYAL BANK OF CANADA. 4962 - 52 ST., (P.O. BOX 490), INNISFAIL ALBERTA AGENT - MONTGOMERY WILD

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
892 098 827	01/05/1989	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. #320 - 707 - 10TH AVENUE S.W., CALGARY ALBERTA ORIGINAL PRINCIPAL AMOUNT: $307,500
902 350 783	03/12/1990	CAVEAT RE : TRANSFER OF LAND CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY REPRESENTED BY MINISTER OF TRANSPORTATION & UTILITIES DIRECTOR PROPERTY SEVICES,ALTA TRANS. & UTILITIES TWIN ATRIA BLDG. MN. FLOOR 4999-98 AVE EDMONTON ALBERTA T6B2X3 AGENT - PETER J W ROCHE
912 166 849	03/07/1991	DESCRIPTIVE PLAN AFFECTED LAND: 4;28;35;29;OT CANCELLED IN FULL TITLE CANCELLED IN FULL AFFECTED PLAN: 9122022

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 28 DAY OF OCTOBER, 2024 AT 09:37 A.M.

ORDER NUMBER: 51999263

CUSTOMER FILE NUMBER:

END OF CERTIFICATE

(CONTINUED)

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HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON JULY 03,1991

S

LINC	SHORT LEGAL	TITLE NUMBER
0016 322 976	4;28;35;20;NW	902 367 717 +43

LEGAL DESCRIPTION

ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION TWENTY (20)
TOWNSHIP THIRTY FIVE (35)
RANGE TWENTY EIGHT (28)
WEST OF THE FOURTH MERIDIAN, NOT COVERED BY THE WATERS OF LAKE NO. 3,
AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON
THE 8TH DAY OF JANUARY A.D. 1897, CONTAINING 59.6 HECTARES (147 ACRES)
MORE OR LESS
EXCEPTING THEREOUT:
A) 1.53 HECTARES (3.78 ACRES) MORE OR LESS FOR SUBDIVISION PLAN 7921848
B) 1.38 HECTARES (3.41 ACRES) MORE OR LESS FOR SUBDIVISION PLAN 8720302
C) 2.90 HECTARES (7.17 ACRES) MORE OR LESS FOR ROAD PLAN 9021103
D) 22.09 HECTARES (54.58 ACRES) MORE OR LESS FOR SUBDIVISION PLAN 9023626
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF INNISFAIL

REFERENCE NUMBER: 872 023 415 B

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
902 367 717	19/12/1990	SUBDIVISION PLAN		

OWNERS

THE TOWN OF INNISFAIL.
OF BOX 220, INNISFAIL
ALBERTA T0M 1A0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
762 144 188	13/08/1976	UTILITY RIGHT OF WAY

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		GRANTEE - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY MINISTER OF ENVIRONMENT AS TO PORTION OR PLAN:7720705
782 014 634	23/01/1978	UTILITY RIGHT OF WAY GRANTEE - CALGARY POWER LTD.
862 198 756	16/09/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
912 063 749	18/03/1991	CAVEAT RE : ROADWAY CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY MINISTER OF TRANSPORTATION AND UTILITIES C/O DIRECTOR, PROPERTY SERVICES TWIN ATRIA BUILDING, MAIN FLOOR 4999-98 AVE EDMONTON ALBERTA T6B2X3
912 166 849	03/07/1991	DESCRIPTIVE PLAN AFFECTED LAND: 4;28;35;20;NW CANCELLED IN FULL TITLE CANCELLED IN FULL AFFECTED PLAN: 9122022

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 28 DAY OF OCTOBER, 2024 AT 09:37 A.M.

ORDER NUMBER: 51999263

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).

HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON JULY 03,1991

S LINC	SHORT LEGAL	TITLE NUMBER
0013 042 007	4;28;35;29;SW	902 115 477 +1
0013 489 968	4;28;35;29;OT	

LEGAL DESCRIPTION

FIRST
ALL THAT PORTION OF THE SOUTH WEST QUARTER OF SECTION TWENTY NINE (29)
TOWNSHIP THIRTY FIVE (35)
RANGE TWENTY EIGHT (28)
WEST OF THE FOURTH MERIDIAN, NOT COVERED BY THE WATERS OF LAKE NO. 3 AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 12TH DAY OF MARCH A.D. 1907; CONTAINING 40.2 HECTARES (99.30 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

	HECTARES	(ACRES) MORE OR LESS
A) PLAN 2530EU - ROAD	1.36	3.36

B) THE MOST EASTERLY EIGHT HUNDRED AND FORTY ONE AND FIFTY HUNDREDTHS (841.50) FEET THROUGHOUT THE SAID QUARTER SECTION WHICH LIES TO THE SOUTH OF ROAD PLAN 2530EU NOT COVERED BY THE WATERS OF LAKE NO. 3 AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 12TH DAY OF MARCH A.D. 1907, CONTAINING 10.5 26.1

C) PLAN 2387JY - ROAD	1.49	3.71
D) PLAN 2170NY - ROAD	0.656	1.62
E) PLAN 8822303 - ROAD	0.293	0.72
F) PLAN 8822304 - ROAD	0.292	0.72

EXCEPTING THEREOUT ALL MINES AND MINERALS

SECOND
ALL THAT PORTION OF THE ORIGINAL ROAD ALLOWANCE ADJOINING THE SOUTH BOUNDARY OF THE SAID SOUTH WEST QUARTER OF SECTION TWENTY NINE (29)
TOWNSHIP THIRTY FIVE (35)
RANGE TWENTY EIGHT (28)
WEST OF THE FOURTH MERIDIAN
CONTAINING 1.62 HECTARES (4.00 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

	HECTARES	(ACRES) MORE OR LESS
A) PLAN 9021103 - ROAD	0.063	0.16

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF INNISFAIL

REFERENCE NUMBER: 882 163 348

(CONTINUED)

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
902 115 477	26/04/1990	ROAD PLAN		

OWNERS

T. MALCOLM CAMPBELL PROFESSIONAL CORPORATION.
OF BOX 5000, INNISFAIL
ALBERTA T0M 1A0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
798HU	30/12/1950	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF INNISFAIL. AFFECTED LAND: 4;28;35;29;SW AS TO PORTION OR PLAN:2123HW "DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY BY NO. 2983NN"
3965OV	18/08/1966	UTILITY RIGHT OF WAY GRANTEE - CALGARY POWER LTD. "PART"
862 055 620	17/03/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
882 163 351	19/07/1988	CAVEAT RE : MORTGAGE CAVEATOR - ROYAL BANK OF CANADA. 4962 - 52 ST., (P.O. BOX 490), INNISFAIL ALBERTA AGENT - MONTGOMERY WILD AFFECTED LAND: 4;28;35;29;SW 4;28;35;29;OT
892 098 827	01/05/1989	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. #320 - 707 - 10TH AVENUE S.W., CALGARY ALBERTA ORIGINAL PRINCIPAL AMOUNT: $307,500
902 350 783	03/12/1990	CAVEAT RE : TRANSFER OF LAND CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		AS REPRESENTED BY REPRESENTED BY MINISTER OF TRANSPORTATION & UTILITIES DIRECTOR PROPERTY SEVICES,ALTA TRANS. & UTILITIES TWIN ATRIA BLDG. MN. FLOOR 4999-98 AVE EDMONTON ALBERTA T6B2X3 AGENT - PETER J W ROCHE
912 043 189	22/02/1991	DISCHARGE OF CAVEAT 882163351 AFFECTED LAND: 4;28;35;29;SW
912 166 724	03/07/1991	TRANSFER OF PART OF LAND OWNERS - THE TOWN OF INNISFAIL. BOX 220, INNISFAIL ALBERTA T0M1A0 NEW TITLE ISSUED AFFECTED LAND: 4;28;35;29;OT

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 OCTOBER, 2024 AT 09:39 A.M.

ORDER NUMBER: 51999307

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).

HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON APRIL 26,1990

S LINC	SHORT LEGAL	TITLE NUMBER
0013 042 007	4;28;35;29;SW	882 163 348
0013 042 015	4;28;35;29;OT	

LEGAL DESCRIPTION

FIRST
ALL THAT PORTION OF THE SOUTH WEST QUARTER OF SECTION TWENTY NINE (29)
TOWNSHIP THIRTY FIVE (35)
RANGE TWENTY EIGHT (28)
WEST OF THE FOURTH MERIDIAN, NOT COVERED BY THE WATERS OF LAKE NO. 3 AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 12TH DAY OF MARCH A.D. 1907; CONTAINING 40.2 HECTARES (99.30 ACRES) MORE OR LESS
EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS

A) PLAN 2530EU - ROAD	1.36	3.36

B) THE MOST EASTERLY EIGHT HUNDRED AND FORTY ONE AND FIFTY HUNDREDTHS (841.50) FEET THROUGHOUT THE SAID QUARTER SECTION WHICH LIES TO THE SOUTH OF ROAD PLAN 2530EU NOT COVERED BY THE WATERS OF LAKE NO. 3 AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 12TH DAY OF MARCH A.D. 1907, CONTAINING 10.5 26.1

C) PLAN 2387JY - ROAD	1.49	3.71
D) PLAN 2170NY - ROAD	0.656	1.62
E) PLAN 8822303 - ROAD	0.293	0.72
F) PLAN 8822304 - ROAD	0.292	0.72

EXCEPTING THEREOUT ALL MINES AND MINERALS

SECOND
ALL THAT PORTION OF THE ORIGINAL ROAD ALLOWANCE ADJOINING THE SOUTH BOUNDARY OF THE SAID SOUTH WEST QUARTER OF SECTION TWENTY NINE (29)
TOWNSHIP THIRTY FIVE (35)
RANGE TWENTY EIGHT (28)
WEST OF THE FOURTH MERIDIAN
CONTAINING 1.62 HECTARES (4.00 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF INNISFAIL

(CONTINUED)

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
882 163 348	19/07/1988		$145,000	

OWNERS

T. MALCOLM CAMPBELL PROFESSIONAL CORPORATION.
OF BOX 5000, INNISFAIL
ALBERTA T0M 1A0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
798HU	30/12/1950	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF INNISFAIL. AFFECTED LAND: 4;28;35;29;SW AS TO PORTION OR PLAN:2123HW "DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY BY NO. 2983NN"
3965OV	18/08/1966	UTILITY RIGHT OF WAY GRANTEE - CALGARY POWER LTD. "PART"
862 055 620	17/03/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
882 163 351	19/07/1988	CAVEAT RE : MORTGAGE CAVEATOR - ROYAL BANK OF CANADA. 4962 - 52 ST., (P.O. BOX 490), INNISFAIL ALBERTA AGENT - MONTGOMERY WILD
892 098 827	01/05/1989	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. #320 - 707 - 10TH AVENUE S.W., CALGARY ALBERTA ORIGINAL PRINCIPAL AMOUNT: $307,500
902 115 477	26/04/1990	ROAD PLAN 9021103 AFFECTED LAND: 4;28;35;29;OT CANCELLED AS TO PART NEW TITLE ISSUED FOR THE REMAINDER

(CONTINUED)

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 28 DAY OF OCTOBER, 2024 AT 09:39 A.M.

ORDER NUMBER: 51999307

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).

HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON DECEMBER 19,1990

S

LINC	SHORT LEGAL	TITLE NUMBER
0014 622 120	4;28;35;20;NW	872 023 415 B

LEGAL DESCRIPTION

ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION TWENTY (20)
TOWNSHIP THIRTY FIVE (35)
RANGE TWENTY EIGHT (28)
WEST OF THE FOURTH MERIDIAN, NOT COVERED BY THE WATERS OF LAKE NO. 3,
AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON
THE 8TH DAY OF JANUARY A.D. 1897, CONTAINING 59.6 HECTARES (147 ACRES)
MORE OR LESS
EXCEPTING THEREOUT:
A) 1.53 HECTARES (3.78 ACRES) MORE OR LESS FOR SUBDIVISION PLAN 7921848
B) 1.38 HECTARES (3.41 ACRES) MORE OR LESS FOR SUBDIVISION PLAN 8720302
C) 2.90 HECTARES (7.17 ACRES) MORE OR LESS FOR ROAD PLAN 9021103
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF INNISFAIL

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
872 023 415	03/02/1987			NIL

OWNERS

THE TOWN OF INNISFAIL.
OF BOX 220, INNISFAIL
ALBERTA T0M 1A0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
762 144 188	13/08/1976	UTILITY RIGHT OF WAY GRANTEE - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY MINISTER OF ENVIRONMENT AS TO PORTION OR PLAN:7720705

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
782 014 634	23/01/1978	UTILITY RIGHT OF WAY GRANTEE - CALGARY POWER LTD.
802 118 854	28/05/1980	MORTGAGE MORTGAGEE - GORDON FLOYD GODKIN MORTGAGEE - GORDON FLOYD GODKIN EXECUTOR FOR MARGARET LESLIE GODKIN ORIGINAL PRINCIPAL AMOUNT: $610,000 "DATA UDPATED BY TRANSFER OF MORT NO. 872023414"
862 198 756	16/09/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
872 023 416	03/02/1987	CAVEAT RE : DEFERRED RESERVE CAVEATOR - RED DEER REGIONAL PLANNING COMMISSION. SECRETARY OR DESIGNATED REP. 2830 BREMNER AVENUE, RED DEER ALBERTA T4R1M9
902 277 893	20/09/1990	DISCHARGE OF MORTGAGE 802118854
902 367 715	19/12/1990	DISCHARGE OF CAVEAT 872023416
902 367 716	19/12/1990	SURVEYS DISCHARGE AFFECTS INSTRUMENT: 862198756 AS TO NEW PLAN
902 367 717	19/12/1990	SUBDIVISION PLAN 9023626 TITLE CANCELLED AS TO PART AND NEW TITLE ISSUED FOR THE REMAINDER

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 OCTOBER, 2024 AT 09:39 A.M.

ORDER NUMBER: 51999307

CUSTOMER FILE NUMBER:

END OF CERTIFICATE

(CONTINUED)

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.

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ParklandGEO Ltd.
189 Pembina Road, Sherwood Park, Alberta, T8H 2W8
P:780 416 1755 • F:780 416 1752
www.parklandgeo.com

Company	*Attention*	*Fax / e-mail*
Service Alberta	Land Titles Historical Department	viana.vecchio@gov.ab.ca

Project: 2406337RD **Date:** October 30, 2024 ***Pages (inc. cover):2***

Sender: Megan Baumgartner ***Original will:*** Remain on File

This transmission is intended only for the addressee and may contain confidential information. Any unauthorized disclosure is prohibited. If you have received this message in error, please notify us immediately (collect) so that we may correct our transmission. Please destroy the original. Thank you.

Reference: Record of Historical Ownership

Could you please perform a search on historical land titles for the following property. The last land title I have from Spin2 is attached. Please go back until 1940 or to maximum of 10 titles.

LEGAL: NW 20-35-28 W4M
Lot A, Plan 9122022

Please call (403) 396 3005 or email at megan.baumgartner@parklandgeo.com if you have any questions.

Please bill to account number: **A141232 and PLEASE EMAIL RESULTS.**

Please reference the project number on our statements: **2406337RD**

Yours truly,

PARKLANDGEO LTD.

RECEIVED
Oct 30/24

Megan Baumgartner

Environmental Technician

HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON DECEMBER 19,1990

S LINC	SHORT LEGAL	TITLE NUMBER
0014 622 120	4;28;35;20;NW	872 023 415 B

LEGAL DESCRIPTION

ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION TWENTY (20)
TOWNSHIP THIRTY FIVE (35)
RANGE TWENTY EIGHT (28)
WEST OF THE FOURTH MERIDIAN, NOT COVERED BY THE WATERS OF LAKE NO. 3,
AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON
THE 8TH DAY OF JANUARY A.D. 1897, CONTAINING 59.6 HECTARES (147 ACRES)
MORE OR LESS
EXCEPTING THEREOUT:
A) 1.53 HECTARES (3.78 ACRES) MORE OR LESS FOR SUBDIVISION PLAN 7921848
B) 1.38 HECTARES (3.41 ACRES) MORE OR LESS FOR SUBDIVISION PLAN 8720302
C) 2.90 HECTARES (7.17 ACRES) MORE OR LESS FOR ROAD PLAN 9021103
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF INNISFAIL

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
872 023 415	03/02/1987			NIL

OWNERS

THE TOWN OF INNISFAIL.
OF BOX 220, INNISFAIL
ALBERTA T0M 1A0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
762 144 188	13/08/1976	UTILITY RIGHT OF WAY GRANTEE - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY MINISTER OF ENVIRONMENT AS TO PORTION OR PLAN:7720705

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
782 014 634	23/01/1978	UTILITY RIGHT OF WAY GRANTEE - CALGARY POWER LTD.
802 118 854	28/05/1980	MORTGAGE MORTGAGEE - GORDON FLOYD GODKIN MORTGAGEE - GORDON FLOYD GODKIN EXECUTOR FOR MARGARET LESLIE GODKIN ORIGINAL PRINCIPAL AMOUNT: $610,000 "DATA UDPATED BY TRANSFER OF MORT NO. 872023414"
862 198 756	16/09/1986	UTILITY RIGHT OF WAY GRANTEE - THE INNISFAIL GOLF ASSOCIATION LIMITED. AS TO PORTION OR PLAN:8620064
872 023 416	03/02/1987	CAVEAT RE : DEFERRED RESERVE CAVEATOR - RED DEER REGIONAL PLANNING COMMISSION. SECRETARY OR DESIGNATED REP. 2830 BREMNER AVENUE, RED DEER ALBERTA T4R1M9
902 277 893	20/09/1990	DISCHARGE OF MORTGAGE 802118854
902 367 715	19/12/1990	DISCHARGE OF CAVEAT 872023416
902 367 716	19/12/1990	SURVEYS DISCHARGE AFFECTS INSTRUMENT: 862198756 AS TO NEW PLAN
902 367 717	19/12/1990	SUBDIVISION PLAN 9023626 TITLE CANCELLED AS TO PART AND NEW TITLE ISSUED FOR THE REMAINDER

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 OCTOBER, 2024 AT 09:39 A.M.

ORDER NUMBER: 51999307

CUSTOMER FILE NUMBER:

REGISTRAR OF LAND TITLES

END OF CERTIFICATE

(CONTINUED)

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).

CANADA

Alberta

ATTORNEY GENERAL

Certificate of Title

NUMBER 8 7 2 0 2 3 4 1 5 B

REFERENCE 8 0 2 1 5 1 4 4 8

CONSIDERATION $ N I L

North Alberta Land Registration District

THIS IS TO CERTIFY that TOWN OF INNISFAIL

BOX 220
INNISFAIL, ALBERTA T0M 1A0

is/are now the owner(s) of an estate in fee simple

of and in

ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION TWENTY (20)

TOWNSHIP THIRTY FIVE (35)

RANGE TWENTY EIGHT (28)

WEST OF THE FOURTH MERIDIAN, NOT COVERED BY THE WATERS OF LAKE NO. 3, AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 8TH DAY OF JANUARY A.D. 1897, CONTAINING 59.6 HECTARES (147 ACRES) MORE OR LESS.

EXCEPTING THEREOUT:	HECTARES	(ACRES) MORE OR LESS
A) PLAN 792 1848 - SUBDIVISION	1.53	3.78
B) PLAN 872 0302 - SUBDIVISION	1.38	3.41

EXCEPTING THEREOUT ALL MINES AND MINERALS.

ALSO EXCEPTING THEREOUT:	HECTARES	(ACRES) MORE OR LESS
C) PLAN 902 1103 - ROAD	2.90	7.17, REG. #902115477 26-04-90

ADR/JO

CANCELLED
AND CONVERTED
AUG 23 1990
By. Weik

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTEPESTS NOTIFIED BY MEMORANDUM UNDERWRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

In witness whereof I have subscribed my name and affixed my official seal this

3RD day of FEB. 19 87

A.D. Registrar

NORTH ALBERTA LAND REGISTRATION DISTRICT
LAND TITLES OFFICE

Certificate of Title

LAND ....4 - 28 - 35 - 20 - N.W. -.....
NAME ....TOWN OF INNISFAIL.....
NUMBER ..872023415 B.....

ENCUMBRANCES, LIENS & INTERESTS				DISCHARGES & WITHDRAWALS		
Registration Number	Date of Registration DY I MO I YR	PARTICULARS	Signature of A.D. Registrar	Registration Number	Date of Registration DY I MO I YR	Signature of A.D. Registrar
762144188	13 8 76	UTILITY RIGHT OF WAY TO HER MAJESTY THE QUEEN (PLAN 772 0705)				
782014634	23 1 78	UTILITY RIGH OF WAY TO CALGARY POWER LTD.				
802118854	28 5 80	MORTGAGE $610,000 TO GORDON FLOYD GODKIN & MARGARET LESLIE GODKIN				
862198756	16 9 86	UTILITY RIGHT OF WAY TO THE INNISFAIL GOLF ASSOCIATION LTD. (PLAN 862 0064)				
872023414	3 2 87	TRANSMISSION OF MORTGAGE 802118854 TO GORDON FLOYD GODKIN & GORDON FLOYD GODKIN, EXECUTOR OF THE ESTATE OF MARGARET LESLIE GODKIN (DECEASED) INNISFAIL, AB				
872023416	3 2 87	CAVEAT RE DEFERRED RESERVE BY RE DEER REGIONAL PLANNING COMMISSION SECRETARY OR DESIGNATED REP. 2830 BREMNER AVE. RED DEER AB T4R 1M9				

CANCELLED AND CONVERTED
AUG - 3 1990
By.....

CANCELLED

Certificate of Title

NO. 802 151 448

REF. 792 006 812

VALUE $ 98300000

Canada

M RG. TWP. SEC. Q. PT.

1 4 28 35 20 NW –

PLAN BLK. LOT PT.

2

North Alberta Land Registration District

THIS IS TO CERTIFY that THE TOWN OF INNISFAIL, IN THE PROVINCE OF ALBERTA

IS now the owner of an estate in fee simple

of and in ALL THAT PORTION OF THE NORTH WEST QUARTER OF
SECTION TWENTY (20)
TOWNSHIP THIRTY FIVE (35)
RANGE TWENTY EIGHT (28)
WEST OF THE FOURTH MERIDIAN, NOT COVERED BY THE
WATERS OF LAKE NO 3, AS SHOWN ON A PLAN OF SURVEY OF
SAID TOWNSHIP SIGNED AT OTTAWA ON THE 8TH DAY OF
JANUARY A.D. 1897, CONTAINING 59.6 HECTARES,(147 ACRES)
MORE OR LESS.

EXCEPTING THEREOUT:

(A) THE MOST SOUTHERLY THIRTY THREE (33) FEET THROUGHOUT
FOR ROADWAY, CONTAINING 0.809 HECTARES (2 ACRES) MORE OR LESS.
(B) 1.53 HECTARES (3.78 ACRES) MORE OR LESS, SUBDIVIDED
UNDER PLAN 792 1848.

EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE CANCELLED 872023415 AS TO 1.134 HA. (2.80 ACS.) UNDER PLAN 872 0302 & NEW TITLE ISSUED FOR REMAINDER
on this 3RD day of FEB. 1987
A. D. Registrar
JO

SUBJECT TO THE ENCUMBRANCES, LIENS, ESTATES OR INTERESTS NOTIFIED BY MEMORANDUM UNDERWRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my official seal this 7 day of JULY A.D. 1980

Post Office Address INNISFAIL, ALTA.

AD Registrar

North Alberta Land Registration District

YM

A.G. 629
Rev. 7/77

Certificate of Title CANCELLED

Show Other Abbreviations Here

ABBREVIATIONS

E – Easement
C – Caveat
Tr – Transmission
Tfr – Transfer
Mtge – Mortgage
URW – Utility Right of Way
RL – Builders Lien
TN – Tax Notification
WE – Writ of Execution
C.C. – Covenants and Conditions
ENCUM – Encumbrance

NAME THE TOWN OF INNISFAIL

LAND W4TH - 28 - 35 - 20 - N.W.-

TITLE NO. 8 0 2 1 5 1 4 4 0

CHARGES, LIENS AND INTERESTS.

Nature of Instrument	Registration Number	Date of Registration DY	MO	YR	Amount $	PARTICULARS	Signature of Registrar	Discharges and Withdrawals: Registration Number	Date of Registration DY	MO	YR	Signature of Registrar
(URW) E	762144188	13	8	76		PT. PLAN 772 0705 IN FAVOR OF HER MAJESTY THE QUEEN						
(URW) E	782014634	23	1	78		IN FAVOR OF CALGARY POWER LTD.						
C	792270357	1	11	79		BY DIAL MORTGAGE CORPORATION LTD.		802210582	12	9	80	
C	792294801	28	11	79		BY DIAL MORTGAGE CORP. LTD.		802210581	12	9	80	
MTGE	802118854	28	5	80	610,000.00	TO GORDON FLOYD GODKIN & MARGARET LESLIE GODKIN						
C	812036830	17	2	81		BY KEITH SHERWOOD AND LOUISE SHERWOOD		812080165	9	4	81	
C	812133309	8	6	81		BY LOUISE ERHARDT		812217156	10	9	81	
C.	812139616	12	6	81		BY JOHN F. DICK		812217155	10	9	81	
B.L.	842280560	3	12	84	10,228.00	BY HERITAGE GLASS A DIVISION OF 298999 ALBERTA LTD. (C/O PORKKA SIEVERT BOTHWELL, #204-5000-50 AVE., RED DEER ALTA. T4N 1Y3)(SEAL)		852023270	5	2	85	
BL	842271719	18	12	84	10,113.00	BY INNISFAIL HOME DECORATING LTD. (C/O MILLER, LEHANE & WILD, BOX 699, INNISFAIL, ALBERTA TOM 1AO) UNDER SEAL		852038934	27	2	85	SD
BL	842274194	20	12	84	15,251.99	BY LLEWELLYN ELECTRIC LTD. (C/O MILLER, LEHANE & WILD BOX 699, INNISFAIL, ALBERTA TOM 1AO) UNDER SEAL		852038933	27	2	85	SD
						CONTINUED ON PAGE TWO (2)						

CANCELLED

Certificate of Title

LAND W4-28-35-20 N.W. (-)

NAME THE TOWN OF INNISFAIL

NUMBER 802151448 CANCELLED

ENCUMBRANCES, LIENS & INTERESTS				DISCHARGES & WITHDRAWALS		
Registration Number	Date of Registration DY MO YR	PARTICULARS	Signature of A.D. Registrar	Registration Number	Date of Registration DY MO YR	Signature of A.D. Registrar
M 862198756	16 9 86	UTILITY RIGHT OF WAY TO THE INNISFAIL GOLF ASSOCIATION LTD. PLAN 862 006				
872023414	3 2 87	TRANSMISSION OF MORTGAGE 802118854 TO GORDON FLOYD GODKIN & GORDON FLOYD GODKIN, EXECUTOR OF THE ESTATE OF MARGARET LESLIE GODKIN (DECEASED) INNISFAIL, AB				
		CANCELLED				

CANCELLED

Certificate of Title

NO	7	9	2	0	0	6	8	1	2
REF	7	9	2	0	0	6	8	1	1
VALUE $		7	2	2	3	3	0	0	0

M	RG	TWP	SEC	Q	PT
4	2 8	3 5	2 0	N W	-

PLAN	BLK	LOT	PT

Canada

RENEWAL
792181717

EX. REF.
752053239

GOVERNMENT OF THE PROVINCE OF ALBERTA

North Alberta Land Registration District

THIS IS TO CERTIFY that RJC INVESTMENTS LTD.

IS now the owner of an estate in fee simple

of and in

ALL THAT PORTION OF THE NORTH WEST QUARTER OF

SECTION TWENTY (20)

TOWNSHIP THIRTY FIVE (35)

RANGE TWENTY EIGHT (28)

WEST OF THE FOURTH MERIDIAN, NOT COVERED BY THE WATERS OF LAKE NO. 3,

AS SHOWN ON A PLAN OF SURVEY OF SAID TOWNSHIP SIGNED AT OTTAWA ON

THE 8TH DAY OF JANUARY A.D. 1897, CONTAINING 59.6 HECTARES

(147 ACRES) MORE OR LESS.

EXCEPTING THEREOUT:

A) THE MOST SOUTHERLY THIRTY THREE (33) FEET THROUGHOUT FOR ROADWAY, CONTAINING 0.809 HECTARES (2 ACRES) MORE OR LESS.
B) 1.53 HECTARES (3.78 ACRES) MORE OR LESS, SUBDIVIDED UNDER PLAN 792 1848.

EXCEPTING THEREOUT ALL MINES AND MINERALS.

TITLE CANCELLED No 802151448

In Full

on this 7 day of July 1980

A.D. Registrar

SUBJECT TO THE ENCUMBRANCES, LIENS, ESTATES OR INTERESTS NOTIFIED BY MEMORANDUM UNDERWRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my official seal

this 10 day of JANUARY, A.D. 19 79

Post Office Address P.O. BOX 699

INNISFAIL, ALBERTA

MEP

AD Registrar

North Alberta Land Registration District

LAND TITLES OFFICE

A.G. 699
Rev 7/77

ABBREVIATIONS

E – Easement
C – Caveat
Tr – Transmission
Tfr – Transfer
Mtge – Mortgage
URW – Utility Right of Way
BL – Builders Lien
TN – Tax Notification
WE – Writ of Execution
C C – Covenants and Conditions
ENCUM – Encumbrance

CANCELLED

Certificate of Title

Show Other Abbreviations Here

NAME RJC INVESTMENTS LTD.

LAND W4TH 28 - 35 - 20 N.W.(-)

CHARGES, LIENS AND INTERESTS.

TITLE NO. 7 9 2 0 0 6 8 1 2

Nature of Instrument	Registration Number	Date of Registration DY	MO	YR	Amount $	PARTICULARS	Signature of Registrar	Discharges and Withdrawals: Registration Number	Date of Registration DY	MO	YR	Signature of Registrar	
R.E. LIEN	762036318	3	3	76		IN FAVOUR OF BIG BEN RURAL ELECT. ASSOC. LTD.		792203247	24	8	79		M
E	762144188	13	8	76		(DISC. 792061264-PT PLAN 772 0705-21-3-79) TO HER MAJESTY THE QUEEN							
E	782014634	23	1	78		TO CALGARY POWER LTD.							
P	782035148	20	2	78		LIEN 762036318 POSTPONED IN FAVOUR OF EASEMENT 782014634							
MTGE	792006814	10	1	79	1,102,250.00	TO GORDON FLOYD GODKIN AND MARGARET LESLIE GODKIN		792312915	18	12	79		M
C	792127669	5	6	79		BY FIRST CITY DEVELOPMENTS LTD.		792312917	18	12	79		M
MTGE	792131257	11	6	79	900,000.00	TO NORTHGUARD FINANCIAL CORP. LTD.		802028444	7	2	80		M
P	792131258	11	6	79		MORTGAGE 792006814 POSTPONED IN FAVOUR OF MORTGAGE 792131257		792312915	18	12	79		M
C.	792270357	1	11	79		BY DIAL MORTGAGE CORPORATION LTD.							
C	792294801	28	11	79		BY DIAL MORTGAGE CORP. LTD.							
MTGE	802118854	28	5	80	610,000.00	TO GORDON FLOYD GODKIN & MARGARET LESLIE GODKIN.							
						CANCELLED							

Certificate of Title

CANCELLED

NO	7	9	2	0	0	6	8	1	2
REF	7	9	2	0	0	6	8	1	1
VALUE $		7	3	5	0	0	-	0	0

	M	HG.	TWP.	SEC.	Q	PT.
1	4	2	8	3 5	2 0	N W	1 –

	PLAN	BLK.	LOT	PT.
2				

Canada
EX. REF.
752053239
RENEWAL
19-7-79

GOVERNMENT OF THE PROVINCE OF ALBERTA

North Alberta Land Registration District

THIS IS TO CERTIFY that RJC INVESTMENTS LTD.

IS now the owner of an estate in fee simple

of and in

ALL THAT PORTION OF THE NORTH WEST QUARTER OF
SECTION TWENTY (20)
TOWNSHIP THIRTY FIVE (35)
RANGE TWENTY EIGHT (28)
WEST OF THE FOURTH MERIDIAN
NOT COVERED BY THE WATERS OF LAKE NO. 3, AS SHOWN ON A
PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON
THE 8TH DAY OF JANUARY A.D. 1897
CONTAINING 59.6 HECTARES MORE OR LESS
EXCEPTING THEREOUT: FOR A ROADWAY THE MOST SOUTHERLY
THIRTY THREE (33) FEET THROGUHOUT OF SAID QUARTER SECTION,
CONTAINING 0.809 HECTARE MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE CANCELLED No 7218717
1.53 Ha
(3.78 AC) UNDER PLAN 792 1848
on this 1 day of Aug. 1979
A.D. Registrar

TITLE CANCELLED No UNDER RENEWAL
AS TO REMAINDER IN FULL
on this 1 day of Aug 1979
A.D. Registrar

SUBJECT TO THE ENCUMBRANCES, LIENS, ESTATES OR INTERESTS NOTIFIED BY MEMORANDUM UNDERWRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my official seal

this 10TH day of JANUARY, A.D. 1979

Post Office Address P.O. BOX 699,
INNISFAIL, ALBERTA

NORTH ALBERTA LAND REGISTRATION DISTRICT LAND TITLES OFFICE

A.D. Registrar

AG 699
Rev 7/77

North Alberta Land Registration District

CANCELLED

Certificate of Title

ABBREVIATIONS

E – Easement
C – Caveat
Tr – Transmission
Tfr – Transfer
Mtge – Mortgage
URW – Utility Right of Way
BL – Builders Lien
TN – Tax Notification
WE – Writ of Execution
CC – Covenants and Conditions
ENCUM – Encumbrance

NAME RJC INVESTMENTS LTD.

LAND M.4.T.H. 28 35 20 NW

Show Other Abbreviations Here

P – POSTPONEMENT

TITLE NO 7 9 2 0 0 6 8 1 2

CHARGES, LIENS AND INTERESTS.

Nature of Instrument	Registration Number	Date of Registration DY	MO	YR	Amount $	PARTICULARS	Signature of Registrar	Discharges and Withdrawals: Registration Number	Date of Registration DY	MO	YR	Signature of Registrar
E	3302 O.F	11	3	65		PT. AS DESC. TO THE TOWN OF INNISFAIL						
LIEN	762036318	3	3	76		IN FAVOUR OF BIG BEN RURAL ELECT. ASSOC. LIMITED						
E	762144188	13	8	76		DISCHARGE-792061264 REG'D 21-3-79 PT. AS SHOWN ON PLAN 7790705 (MEMO: 19-7-79) TO HER MAJESTY THE QUEEN						
E	782014634	23	1	78		TO CALGARY POWER LTD.						
P	782035148	20	2	78		LIEN # 762036318 POSTPONED IN FAVOUR OF E #782014634						
MTGE	792006814	10	1	79	1,102,250.00	TO GORDON FLOYD GODKIN AND MARGARET LESLIE GODKIN						
C	792127669	5	6	79		BY FIRST CITY DEVELOPMENTS LTD.						
MTGE	792131257	11	6	79	900,000.00	TO NORTHGUARD FINANCIAL CORP. LTD.						
P	792131258	11	6	79		MTGE # 792006814 POSTPONED IN FAVOUR OF MTGE # 792131257						
						CANCELLED						

Certificate of Title

NO. 792 006 812
REF 792 006 811
VALUE $ 73500 00

Canada

EX. REF.
752053239

M

GOVERNMENT OF THE PROVINCE OF ALBERTA

	M	RG.	TWP.	SEC.	Q	PT.
1	4	28	35	20	NW	

	PLAN	BLK	LOT	PT.
2				

North Alberta Land Registration District

THIS IS TO CERTIFY that RJC INVESTMENTS LTD.

IS now the owner of an estate in fee simple

of and in ALL THAT PORTION OF THE NORTH WEST QUARTER OF
SECTION TWENTY (20)
TOWNSHIP THIRTY FIVE (35)
RANGE TWENTY EIGHT (28)
WEST OF THE FOURTH MERIDIAN
NOT COVERED BY THE WATERS OF LAKE NO. 3, AS SHOWN ON A
PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON
THE 8TH DAY OF JANUARY A.D. 1897
CONTAINING 59.6 HECTARES MORE OR LESS
EXCEPTING THEREOUT: FOR A ROADWAY THE MOST SOUTHERLY THIRTY
THREE (33) FEET THROUGHOUT OF SAID QUARTER SECTION,
CONTAINING 0.809 HECTARES MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE CANCELLED No. 792 006 811
Under Regulation
on this 19 day of July 1979
A.D. Registrar

SUBJECT TO THE ENCUMBRANCES, LIENS, ESTATES OR INTERESTS NOTIFIED BY MEMORANDUM UNDERWRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER

IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my official seal

this 10TH day of JANUARY A.D. 19 79

NORTH ALBERTA LAND REGISTRATION DISTRICT LAND TITLES OFFICE

Post Office Address P.O. BOX 699,
INNISFAIL, ALBERTA

A.D
Registrar

AG 699
Rev 7/77

RJ
North Alberta Land Registration District

CANCELLED

Certificate of Title

NAME RJC INVESTMENTS LTD.

LAND W.4TH - 28 - 35 - 20 N.W. -

TITLE NO. 7 9 2 0 0 6 8 1 2

ABBREVIATIONS

E – Easement
C – Caveat
Tr – Transmission
Ttr – Transfer
Mtge – Mortgage
URW – Utility Right of Way
BL – Builders Lien
TN – Tax Notification
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C C – Covenants and Conditions
ENCUM – Encumbrance

Show Other Abbreviations Here

P – POSTPONEMENT

CHARGES, LIENS AND INTERESTS.

Nature of Instrument	Registration Number	Date of Registration DY	MO	YR	Amount $	PARTICULARS	Signature of Registrar	Discharges and Withdrawals: Registration Number	Date of Registration DY	MO	YR	Signature of Registrar
E	3302 O.F	11	3	65		PT. AS DESC. TO THE TOWN OF INNISFAIL						
LIEN	762036318	3	3	76		IN FAVOUR OF BIG BEN RURAL ELECT. ASSOC. LIMITED						
E	762144188	13	8	76		DISCHARGE- 792061264 REG'D 21-3-79 PT. AS SHOWN ON PLAT 7720705 TO HER MAJESTY THE QUEEN (MEMO: 19-7-79)		792061264	21	3	79	(M)
E	782014634	23	1	78		TO CALGARY POWER LTD.						
P	782035148	20	2	78		LIEN # 762036318 POSTPONED IN FAVOUR OF E # 782014634						
C	782045926	6	3	78		BY RJC INVESTMENTS LTD.		792117626	23	5	79	(M)
MTGE	792006814	10	1	79	1,102,250.00	TO GORDON FLOYD GODKIN AND MARGARET LESLIE GODKIN						
C.	792127669	5	6	79		BY FIRST CITY DEVELOPMENTS LTD.						
MTGE.	792131257	11	6	79	900,000.00	TO NORTHGUARD FINANCIAL CORP. LTD.						
P	792131258	11	6	79		OF MTGE. 792006814 IN FAVOR OF MTGE. 792131257						

Certificate of Title

NO	7	5	2	0	5	3	2	3	9
REF.	1	7	5		X		2	5	4
VALUE $			4	0	0	0	0	0	0

Canada

M.

	M	RG.	TWP.	SEC.	Q	PT.
1	4	2 8	3 5	2 0	N W	

	PLAN	BLK.	LOT	PT.
2				

North Alberta Land Registration District

THIS IS TO CERTIFY that GORDON FLOYD GODKIN
AND MARGARET LESLIE GODKIN, BOTH OF INNISFAIL, IN THE PROVINCE OF ALBERTA,

now the owner of an estate in fee simple AS JOINT TENANTS

of and in ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION TWENTY (20)

TOWNSHIP THIRTY FIVE (35)

RANGE TWENTY EIGHT (28)

WEST OF THE FOURTH MERIDIAN,

NOT COVERED BY THE WATERS OF LAKE NO. 3, AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 8TH DAY OF JANUARY A.D. 1897,

CONTAINING ONE HUNDRED AND FORTY SEVEN AND TWENTY FIVE HUNDREDTHS (147.25) ACRES MORE OR LESS.

EXCEPTING THEREOUT: FOR A ROADWAY THE MOST SOUTHERLY THIRTY THREE (33) FEET THROUGHOUT OF SAID QUARTER SECTION, CONTAINING TWO (2) ACRES MORE OR LESS.

RESERVING UNTO HER MAJESTY ALL MINES AND MINERALS.

TITLE [illegible] No. 7920 C 6811
10 June
on this 10th day of June 1979
[illegible]

SUBJECT TO THE ENCUMBRANCES, LIENS, ESTATES OR INTERESTS NOTIFIED BY MEMORANDUM UNDERWRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my official seal

this 13TH day of MAY A.D. 1975

Post Office Address INNISFAIL, ALBERTA

ALBERTA LAND REGISTRATION DISTRICT * NORTH * LAND TITLES OFFICE

[illegible] AD Registrar

North Alberta Land Registration District

A.G. 590 V 1233
Rev. 5/74

ABBREVIATIONS

E – Easement
C – Caveat
Tr – Transmission
Tf – Transfer
Mtge – Mortgage
URW – Utility Right of Way
BL – Builders Lien
TN – Tax Notification
WE – Writ of Execution
C.C. – Covenants and Conditions
ENCUM – Encumbrance

Certificate of Title

Show Other Abbreviations Here

NAME GORDON F. GODKIN ET AL

LAND 4TH 28 35 20 N.W. (PTN.)

TITLE NO. 752052393

CHARGES, LIENS AND INTERESTS.

Nature of Instrument	Registration Number	Date of Registration DY	MO	YR	Amount $	PARTICULARS	Signature of Registrar	Discharges and Withdrawals: Registration Number	Date of Registration DY	MO	YR	Signature of Registrar
E.	3302 O.F.	11	03	65		PTN. AS DESC. TO THE TOWN OF INNISFAIL	RS					
C.	5478 U.N.	04	04	74		BY THE PROVINCIAL TREASURER OF ALBERTA,	RR Sidorsky	752076287	23	6	75	[illegible]
LIEN	762036318	3	3	76		IN FAVOUR OF BIG BEND RURAL ELECTRIFICATION ASSOCIATION LIMITED						
EAS E	762144188	13	8	76		TO HER MAJESTY THE QUEEN						
E	782014634	23	1	78		TO CALGARY POWER LTD.						
POST.	782035148	20	2	78		LIEN 762036318 IN FAVOR OF E. 782014634						
C	782045920	6	3	78		BY RJC INVESTMENTS LTD.						

LAND TITLES ACT, Sec. 86 — The land mentioned in any certificate of title granted under this Act shall be registered and without any special mention thereon, be subject to—

(a) Any subsisting reservations or exceptions including royalties contained in the original grant of the land from the Crown;
(b) All municipal taxes, including irrigation and drainage district rates;
(c) Any public highway or right-of-way or other public easement, howsoever created again, over or in respect of the land;
(d) Any subsisting lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of the land under the same;
(e) Any caveats, orders or executions against or affecting the interest of the owner of the land which have been registered and maintained in force against the owner;
(f) Any right of expropriation which may by statute be vested in any person, body corporate or Her Majesty;
(g) Any right-of-way or other easement granted or acquired under the provisions of any Act or law in force in the Province

175-X-254

CANCELLED

GOVERNMENT OF THE PROVINCE OF ALBERTA

Issued on instrument registered at 12.25 o'clock P m. on the 10 day of APRIL A.D. 19 72 Number 6956 Book S.R. Folio 220

E.F. GAMACHE
Registrar, N.A.L.R.D.

175

Certificate of Title

Assoc. Fund Value $15,500.00

Refer Cert No. 156-1-253

North Alberta Land Registration District

APR 13 1972

This is to Certify that BRUCE THOMPSON,

OF DIDSBURY, IN THE PROVINCE OF ALBERTA, CANADA.

IMPORTANT NOTICE
It will be to the interest of every Owner and mortgagee to harmon the Land Titles Office, Edmonton with his full address (Post Office and Street number) of any change in address where Notices of dealings with this Title may be sent.

is now the owner of an estate in fee simple

of and in ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION TWENTY (20) TOWNSHIP THIRTY FIVE (35) RANGE TWENTY EIGHT (28) WEST OF THE FOURTH MERIDIAN, IN THE SAID PROVINCE, NOT COVERED BY THE WATERS OF LAKE NO. 3, AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 8TH DAY OF JANUARY A.D. 1897, CONTAINING ONE HUNDRED AND FORTY SEVEN AND TWENTY FIVE HUNDREDTHS (147.25) ACRES MORE OR LESS.

EXCEPTING THEREOUT:- FOR A ROADWAY THE MOST SOUTHERLY THIRTY THREE (33) FEET THROUGHOUT OF SAID QUARTER SECTION, CONTAINING TWO (2) ACRES MORE OR LESS.

THE LAND HEREBY DESCRIBED CONTAINING ONE HUNDRED AND FORTY FIVE AND TWENTY FIVE HUNDREDTHS (145.25) ACRES MORE OR LESS.

This Certificate of Title is cancelled ....
IN FULL
issued this 13TH day of MAY 1975
752053239
A.D. Registrar

RESERVING UNTO HER MAJESTY ALL MINES AND MINERALS.

subject to the encumbrances, liens and interests notified by memorandum underwritten or endorsed hereon, or which may hereafter be made in the register.

In Witness Whereof I have hereunto subscribed my name and affixed my official seal this TENTH day of APRIL A.D. 19 72

SG

A/ Registrar

P.O. Address DIDSBURY, ALTA.

North Alberta Land Registration District

3302 O.F. EASE. DATED 10-DEC-64 REG.10.5F AM 11-MAR-65 PT. ABOVE & OTHER LAND AS DESC. IN FAVOUR OF TOWN OF INNISFAIL.

OVER

The Title of Within Lands
is subject to a CAVEAT filed by Provincial Treasurer of Alberta, Office of the Superintendent of Treasury Branches
dated the 1 day of April 19 74
Registered at 11:51 A.M. the 3 day of
May 19 74 as D. B. No. 5290 SX
A.D. Registrar

The Title of Within Lands
is subject to a CAVEAT filed by Frederick Franklin Johnson of Fowler, Kyi Royal Bank Bldg
dated the 11 day of Jan. 19 74
Registered at 1:11 P. M. the 14 day of
Jan. 19 74 as D. No. 3973 U F.
A.D. Registrar

The above mentioned Caveat No. 5290 S.K.
is discharged by instrument dated the 27 day
of March 19 74 Registered at 12:16 P.M.,
the 4 day of April 19 74 as D. B.
No. 5477 U.N.
A.D. Registrar

The title of Within Land
is subject to a CAVEAT filed by The Provincial Treasurer of Alberta, C/o Office of Superintendent of Treasury Branches, Edmonton, Alberta.
Dated the 20 day of March 19 74
Registered at 12:17 P.M. the 4 day of
April 19 74 as D. B. No. 5471 U.N.
A.D. Registrar

Caveat
BUILDER'S LIEN No. 3973 U F
IS SUBJECT TO LIS PENDENS
DATED December 4, 1974
AND REG. AT 12:06 P.M. ON THE 5
Dec. 1974 AS No. 3878 V.A.
A. D. Registrar

DISCHARGE OF CAVEAT REG. 752053237 MAY 13TH, 1975
CAVEAT 3973 U.F. IS HEREBY DISCHARGED.
RR Schram

DISCHARGE OF LIS PENDENS 752053238 MAY 13TH, 1975
LIS PENDENS 3878 V.A. IS HEREBY DISCHARGED.
RR Schram

156-I-253

CANCELLED

156

LAND TITLES ACT, Sec. 64 — The land mentioned in any certificate of title granted under this Act shall be held by implication and without any special mention therein, be subject to—
(a) Any subsisting reservations or exceptions including royalties contained in the original grant of the land from the Crown;
(b) All unpaid taxes, including irrigation and drainage district rates;
(c) Any public highway or right-of-way or other public easement, howsoever created upon, over or in respect of the land;
(d) Any subsisting lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of the land under the same;
(e) Any decrees, orders or executions against or affecting the interest of the owner of the land which have been registered and maintained in force against the owner;
(f) Any right of expropriation which may by statute be vested in any person, body corporate, or Her Majesty;
(g) Any right-of-way or other easement granted or acquired under the provisions of any Act or law in force in the Province.

GOVERNMENT OF THE PROVINCE OF ALBERTA

Issued on instrument registered at 10.09 o'clock A. m. on the 12 day of JAN. A.D. 19 72
Number 1170 Book S.X. Folio 36
E.F. GANACHE
Registrar, N.A.L.R.D.

Certificate of Title

Assce. Fund Value $14,500.00

Refer Cert. No. 162-J-116

North Alberta Land Registration District

This is to Certify that DOROTHY ZIMMERMAN

IMPORTANT NOTICE
It will be to the interest of every Owner and Mortgagee to furnish the Land Titles Office, Edmonton, with his full address (Post Office and Street number) of any change in address when Notices of dealings with this Title may be sent.

OF INNISFAIL, IN THE PROVINCE OF ALBERTA, CANADA, (HOUSEWIFE),

is now the owner of an estate in fee simple

of and in ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION TWENTY (20) TOWNSHIP THIRTY FIVE (35) RANGE TWENTY EIGHT (28) WEST OF THE FOURTH MERIDIAN, IN THE SAID PROVINCE, NOT COVERED BY THE WATERS OF LAKE NO. 3, AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 8TH DAY OF JANUARY A.D. 1897, CONTAINING ONE HUNDRED AND FORTY SEVEN AND TWENTY FIVE HUNDREDTHS (147.25) ACRES MORE OR LESS.

EXCEPTING THEREOUT FOR A ROADWAY THE MOST SOUTHERLY THIRTY THREE (33) FEET THROUGHOUT OF SAID QUARTER SECTION, CONTAINING TWO (2) ACRES MORE OR LESS.

THE LAND HEREBY DESCRIBED CONTAINING ONE HUNDRED AND FORTY FIVE AND TWENTY FIVE HUNDREDTHS (145.25) ACRES MORE OR LESS.

RESERVING UNTO HER MAJESTY ALL MINES AND MINERALS.

CANCELLED

THIS CERTIFICATE OF TITLE IS CANCELLED
In full
IN PART SUB-
J... MINER-
V... CATE
OF ... 175 X 254
ISSUED this 10 ... Apr 1972
TO Bruce Thompson
DB 1356SR
A.D. REGISTRAR

subject to the encumbrances, liens and interests notified by memorandum underwritten or endorsed hereon, or which may hereafter be made in the register.

In Witness Whereof I have hereunto subscribed my name and affixed my official seal this TWELFTH day of JANUARY A.D. 19 72

GG

A.D. Registrar

P.O. Address INNISFAIL, ALTA.

North Alberta Land Registration District

3302 O.F. EASE. DATED 10-DEC-64 REG. 10.56 AM 11-MAR-65 PT. ABOVE & OTHER LAND AS DESC. IN FAVOUR OF TOWN OF INNISFAIL.

OVER

162-J-116

162

LAND TITLES ACT, Sec. 61.—The land mentioned in any certificate of title granted under this Act shall be subject to such of the following encumbrances, liens, and interests as are notified by memorandum underwritten or endorsed thereon, or which may appear in the register, unless the contrary is expressly declared, that is to say:

(a) Any subsisting reservations or exceptions contained in the original grant of the land from the Crown;
(b) All unpaid taxes, including irrigation and drainage district rates;
(c) Any public highway or right-of-way or other public easement, howsoever arising, over or in respect of the land;
(d) Any subsisting lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of the land under the same;
(e) Any decrees, orders or executions against or affecting the interest of the owner of the land which have been registered and maintained in force against the person;
(f) Any right of expropriation which may by statute be vested in any person, body corporate, or His Majesty;
(g) Any right-of-way or other easement granted or acquired under the provisions of any Act or law in force in the Province.

GOVERNMENT OF THE PROVINCE OF ALBERTA

Issued on application registered at 10.00 o'clock
A on the 5 day of FEB.
A.D. 19 47
Number 2247 Book Q.U. Folio 70
A. T. KINNAIRD
Registrar N. A. L.R.D.

Certificate of Title

Assess. Fund Value S.W.29 $1820.00 ROWAY $80.00 N.W.20 $4000.00 Unearned Inc. Value $1820.00 $80.00 $3750.00 Refer Cert. No. 191-J-95

North Alberta Land Registration District

This is to Certify that ARCHIBALD PERCY GOOD

OF INNISFAIL IN THE PROVINCE OF ALBERTA, DOMINION OF CANADA. (FARMER)

is now the owner of an estate in fee simple

of and in FIRSTLY - ALL THAT PORTION OF THE SOUTH WEST QUARTER OF SECTION TWENTY NINE (29) TOWNSHIP THIRTY FIVE (35) RANGE TWENTY EIGHT (28) WEST OF THE FOURTH MERIDIAN IN THE SAID PROVINCE NOT COVERED BY THE WATERS OF LAKE NO. 3 AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 12TH DAY OF MARCH A.D. 1907 CONTAINING NINETY NINE AND THIRTY HUNDREDTHS (99.30) ACRES MORE OR LESS.

EXCEPTING THEREOUT THREE AND THIRTY SIX HUNDREDTHS (3.36) ACRES MORE OR LESS OF RECORD IN THE LAND TITLES OFFICE FOR THIS LAND REGISTRATION DISTRICT AS ROAD PLAN 2530 E.U.

THE LAND HEREBY DESCRIBED CONTAINING NINETY FIVE AND NINETY FOUR HUNDREDTHS (95.94) ACRES MORE OR LESS.

RESERVING UNTO HIS MAJESTY ALL MINES AND MINERALS.

SECONDLY - ALL THAT PORTION OF THE ORIGINAL ROAD ALLOWANCE ADJOINING THE SOUTH BOUNDARY OF THE SAID SOUTH WEST QUARTER OF SECTION TWENTY NINE (29) CONTAINING FOUR (4) ACRES MORE OR LESS.

RESERVING THEREOUT ALL MINES AND MINERALS.

THIRDLY - ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION TWENTY (20) SAID TOWNSHIP AND RANGE NOT COVERED BY THE WATERS OF SAID LAKE NO. 3 AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 8TH DAY OF JANUARY A.D. 1897 CONTAINING ONE HUNDRED AND FORTY SEVEN AND TWENTY FIVE HUNDREDTHS (147.25) ACRES MORE OR LESS.

EXCEPTING THEREOUT FOR A ROADWAY THE MOST SOUTHERLY THIRTY THREE (33) FEET THROUGHOUT OF SAID QUARTER SECTION CONTAINING ONE HUNDRED AND FORTY FIVE AND TWENTY FIVE HUNDREDTHS (145.25) ACRES MORE OR LESS.

RESERVING UNTO HIS MAJESTY ALL MINES AND MINERALS.

subject to the encumbrances, liens and interests notified by memorandum underwritten or endorsed hereon, or which may hereafter be made in the register FEB 21 1947

In Witness Whereof I have hereunto subscribed my name and affixed my official seal this FIFTH day of FEBRUARY A.D. 19 47

DYK

THIS CERTIFICATE OF TITLE IS CANCELLED
As to Thirdly Portion
And In Full
[illegible] Registrar
North Alberta Land Registration District

P.O. Address INNISFAIL, ALBERTA

SUBJECT TO [illegible] REGISTERED VATIONS THEREIN AND A NEW CERTIFICATE OF TITLE NO. 130-J-235 ISSUED THIS 12th DAY OF Jan. 1972 TO Dorothy Zimmerman DB 1170-571

REGISTRAR

OVER

Plan 2183 HW

The title of part of Lot 1 Con. 1 New Dundee
is subject to an Easement in favour
of Calgary & Edmonton Railway Co.
dated the 16 day of Dec. 1950
Registered at 11 A.M. the 30 day of
Dec. 1950 as D. S. No. 798 HU

[illegible] Registrar

This Certificate of Title is cancelled as to
Parcel 1 Sec. 11 Gor. Township of Waterloo
and a NEW CERTIFICATE of Title No. 970 140
issued this 26 day of April 1952
to William H. Mace
B. A. No. 1720 SD

[illegible] Registrar

Easement

The above mentioned Easement No. 798 HU is
ASSIGNED to [illegible]
by instrument dated the [illegible] day of
1963 Registered at [illegible] A.M. the 2 day of
January 64 as D. S. No. 2983 H.W.

[illegible] Registrar

The Title of N. Pt. Lot 20 Con. 1 (Waterloo)
is subject to a CAVEAT filed by Otto
Zimmermann, Innisfail, Alta.
dated the 1 day of Oct 1964
Registered at 10:20 A.M., the 6 day of
Oct 1964 as D. S. No. 5846 NV

[illegible] AD Registrar

The title of Pt. of certain Lands and Premises
is subject to an Easement etc.
[illegible] of Canada Limited
dated the 10 day of Dec. 1965
Registered at 10:56 A.M., the 11 day of
March 1966 as D. S. No. 3302 G.C.

[illegible] Registrar

The title of Pt. Lot 1 Con. 1 Waterloo
is subject to an Easement etc.
in favour of Canadian Equipment of Canada Limited
as to 25-65-97 HW Concession Otto
dated the 23 day of July 19 68
Registered at 11:[illegible] A.M., the 26 day of
July 1968 as D. S. No. 1732 PS

[illegible] AD Registrar

The above mentioned Easement No. 5846 NV
is discharged by instrument dated the 7 day
of Dec. 1971 Registered at 10 A.M.,
the 12 day of Jan. 1972, as D. B.
No. 1111 SX

[illegible] AD Registrar

The above mentioned Easement No. 1732 PS.
is discharged by instrument dated the 13 day
of [illegible] 1971 Registered at [illegible] A.M.,
the 12 day of Jan. 1972, as D. B.
No. 1167 SX

[illegible] AD Registrar

191-J-95

CANCELLED 191

LAND TITLES ACT, Sec. 57.—The land mentioned in any certificate of title granted under this Act shall be held subject to such of the following encumbrances, liens, estates or interests as may be notified in the register at the time of the issue of such certificate, and to such unregistered rights as are subsisting and are by this Act declared not to require registration, unless the contrary is expressly declared, in relation to the land described in such certificate, that is to say:

(a) Any subsisting reservations or exceptions contained in the original grant of the land from the Crown;
(b) All unpaid taxes, including irrigation or drainage district rates;
(c) Any public highway or right-of-way or other public easement, howsoever created upon, over or in respect of the land;
(d) Any subsisting lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of the land under the same;
(e) Any decrees, orders or conclusions arising or affecting the interest of the owner of the land which have been registered and maintained in force against the owner;
(f) Any right of expropriation which may by statute or ordinance be vested in any person, body corporate, or His Majesty;
(g) Any right-of-way or other easement granted or acquired under the provisions of any Act or law in force in the Province.

GOVERNMENT OF THE PROVINCE OF ALBERTA

Issued or instrument registered at 2.30 o'clock P. on the 9 day of JUNE A.D. 1942 Number 2523 Book E.U. Folio 122 A. T. KINNAIRD, Registrar, North Alberta Land Registration District

Certificate of Title.

North Alberta Land Registration District.

NW-20-$2920.00 EX ACT 190-J-95

Assessed Value ROWAY $80.00 Unearned Imp. Value EX ACT Refer Cert. No. 200-I-86

SW-29-$ NIL EX ACT TRANSMISSION

This is to Certify that EDMUND JAMES DODD (POSTMASTER) AND WILLIAM CHAMP (FARMER) BOTH OF INNISFAIL IN THE PROVINCE OF ALBERTA; DOMINION OF CANADA.

EXECUTORS OF THE ESTATE OF FREDERICK WILLIAM ARCHER (DECEASED)

CANCELLED

is now the owner of an estate in fee simple of and in FIRSTLY:--ALL THAT PORTION OF THE SOUTH WEST QUARTER OF SECTION TWENTY NINE (29) TOWNSHIP THIRTY FIVE (35) RANGE TWENTY EIGHT (28) WEST OF THE FOURTH MERIDIAN IN THE SAID PROVINCE; NOT COVERED BY THE WATERS OF LAKE NO.3 AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 12TH. DAY OF MARCH A.D.1907 CONTAINING NINETY NINE AND THIRTY HUNDREDTHS (99.30) ACRES MORE OR LESS.

RESERVING UNTO HIS MAJESTY ALL MINES AND MINERALS.

SECONDLY:--ALL THAT PORTION OF THE ORIGINAL ROAD ALLOWANCE ADJOINING THE SOUTH BOUNDARY OF THE SAID SOUTH WEST QUARTER OF SECTION TWENTY NINE (29); CONTAINING FOUR (4) ACRES MORE OR LESS.

THIRDLY:--ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION TWENTY (20) SAID TOWNSHIP AND RANGE NOT COVERED BY THE WATERS OF SAID LAKE NO. 3 AS SHOWN ON A PLAN OF SURVEY OF SAID TOWNSHIP SIGNED AT OTTAWA ON THE 9TH. DAY OF JANUARY A.D. 1897; CONTAINING ONE HUNDRED AND FORTY SEVEN AND TWENTY FIVE HUNDREDTHS (147.25) ACRES MORE OR LESS; EXCEPTING THEREOUT FOR A ROADWAY THE MOST SOUTHERLY THIRTY THREE (33) FEET THROUGHOUT OF SAID QUARTER SECTION CONTAINING TWO (2) ACRES MORE OR LESS.

RESERVING UNTO HIS MAJESTY ALL MINES AND MINERALS.

This Certificate is cancelled as to remainder of the land and a new Certificate of Title No. 14-J-116 issued this 5 day of Feb 1947 to Archibald P Dorrell

subject to the encumbrances, liens and interests notified by memorandum underwritten or endorsed hereon, or which may hereafter be made in the register.

A.D. Registrar

In Witness Whereof I have hereunto subscribed my name and affixed my official seal this NINTH day of JUNE A.D. 19 42

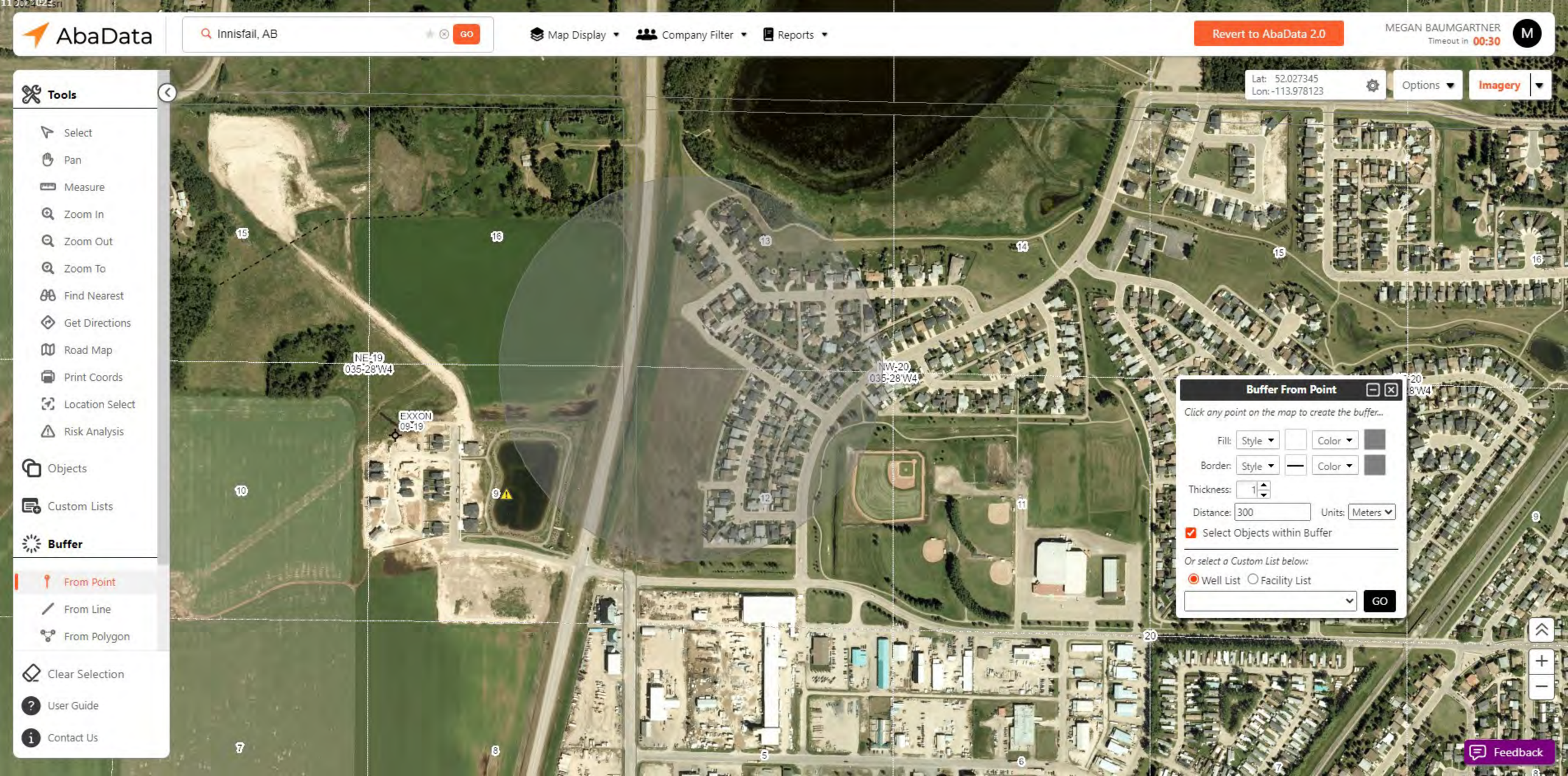
Registrar.

P.O. Address INNISFAIL, ALTA.

North Alberta Land Registration District.

2530-EU; CANCELLED REG 9-MAY-42 CANCELLED AS TO (3.36) ACRES FOR ROAD TO THE CROWN AND A NEW C. OF T. ISSUED AS RDS 12372 IN THE SW-29

A.D.REG.


AbaData
Innisfail, AB
GO
Map Display
Company Filter
Reports
Revert to AbaData 2.0
MEGAN BAUMGARTNER
Timeout in 00:30
Tools
Select
Pan
Measure
Zoom In
Zoom Out
Zoom To
Find Nearest
Get Directions
Road Map
Print Coords
Location Select
Risk Analysis
Objects
Custom Lists
Buffer
From Point
From Line
From Polygon
Clear Selection
User Guide
Contact Us
Lat: 52.027345
Lon: -113.978123
Options
Imagery
NE-19
035-28-W4
NW-20
035-28-W4
EXXON
09-19
Buffer From Point
Click any point on the map to create the buffer...
Fill: Style Color
Border: Style Color
Thickness: 1
Distance: 300
Units: Meters
Select Objects within Buffer
Or select a Custom List below:
Well List
Facility List
GO
Feedback

Safety Codes Council
Alberta Safety Codes Authority

October 30, 2024

Megan Baumgartner
ParklandGEO Ltd.
102-4756 Riverside Dr.
Red Deer, AB T4N 2N7

Email: reception@parklandgeo.com; megan.baumgartner@parklandgeo.com

Re: **ASCA Storage Tank Search - Your File# 2406337RD - Order ID# 15028**

Dear Megan,

As per your search request submitted on October 30, 2024, Alberta Safety Codes Authority (ASCA) has searched the storage tank database for existing and former installations of storage tank systems, as defined by the Fire Code, including those known to be inside structures at the following addresses:

|Lot A |Plan 9122022| NW 20-35-28-W4|

The search of the storage tank database determined **no records** were available for the address(es) requested.

The Freedom of Information and Protection of Privacy Act governs the information provided. Please note that the database is not complete. The main limitation of the database is that it only includes, information reported through registration and permitting, or a survey of abandoned sites completed in 1992 and should not be considered a comprehensive inventory of all past or present storage tank sites. ASCA's storage tank systems database is solely maintained based on information provided by owners, and/or operators of storage tank systems; therefore, the database may not reflect information related to all existing or former storage tank systems in Alberta. Further information on storage tank systems or investigations involving a spill/release or contamination may be filed with the local fire service or Alberta Environment.

Regards,

Luba Sudak
Lead, Client Support Services
Safety Codes Council | safetycodes.ab.ca
desk 780.392.1558 ext.115 | toll-free 1-888-413-0099

foip | Freedom of Information and Protection of Privacy Act

Request to Access Information

Personal information on this form is collected under Alberta's *Freedom of Information and Protection of Privacy Act* and will be used to respond to your request. See instructions for completing this form.

About you

Title *(optional)*	Last Name	First Name	
	Baumgartner	Megan	
Name of Company or Organization *(if applicable)*	ParklandGEO Ltd.		
Mailing Address *Street*	*City/Town/Village*	*Province*	*Postal Code*
#102 4756 Riverside Dr.	Red Deer	AB	T4N 2N7
Telephone Number *(daytime)*	Telephone Number *(evening)*	Fax Number	
(403) 396 3005	( )	( )	
E-mail Address	megan.baumgartner@parklandgeo.com		

About your request

1. What kind of information do you want to access?

- [x] General information *(An initial fee of $25 is required – see instructions for explanation of fees.)*
- [ ] Your own personal information *(No initial fee is required for personal information.)*

2. To which public body are you making your request? *(Please fill in the name of the public body that has the records you wish to access. For a complete listing of public bodies, consult the Directory of Public Bodies on the FOIP website at foip.alberta.ca.)*

Town of Innisfail

3. Do you want to: [x] receive a copy of the record? **OR** [ ] examine the record?

About the information you want to access

1. What records do you want to access? Please give as much detail as possible. *(If you want access to your own personal information, be sure to give all your previous names. For another person's information, you must attach proof that you can legally act for that person.)*

Any environmental records pertaining to air, water, groundwater, and soil concerns, as well as documents on fires, approval warnings, remediation certificates, etc. Any spills, releases, infractions, fines, warnings for property, or railways concerning the property below:

Lot A, Plan 912 2022, and Lot 14, Block 85, Plan 1822155

2. What is the time period of the records? Please give specific dates. *(See instructions for details.)*

All historical

Your signature

Signature	Date
	October 28/24

Where to send your request

Send your completed request form, and initial fee if applicable, to the FOIP Coordinator of the public body that has the records you wish to access. For contact information, consult the Directory of Public Bodies on the FOIP website at foip.alberta.ca.

FOR OFFICE USE ONLY	
Date Received	Request Number
	Comments

Town of Innisfail
Request for Decision

Meeting:	Regular Council
Meeting Date:	May 24, 2016
Title:	**Berm along Highway 54 between 42 Street and Napoleon Lake**
Originated By:	Craig Teal, MCIP RPP, Director of Planning & Operational Services
C.A.O. Approval:	Helen Dietz

BACKGROUND:

As traffic levels on the new Highway 54 on the west side of town increase there will be more concerns about traffic related noise from the nearby residential area. The Town's plans for the Napoleon Lake area include the construction of noise attenuation measures and an extension of the trail system along the east side of Highway 54.

In 2015 funds were allocated for the design work for a berm that is capable of providing a buffer from traffic noise. The design was intended to: (1) determine how high a berm would be possible, (2) leave key routes for surface drainage and (3) identify a trail alignment.

The attached drawings show the design of the proposed berm. Drawing C1 shows a larger, higher berm superimposed over the existing berm that is already in place. Drawings P1 and P2 show several cross section views showing the relationship between the highway road surface, height of the proposed berm and side of future housing facing Highway 54.

The proposed berm is approximately 1.5m to 2.0m higher than the existing berm. This puts the berm mostly 3m to 4m higher than the highway road surface which is the main source of traffic noise. Each cross section view shows a line from the source of noise (tires on road surface, engine exhaust, brakes) extending towards the existing and future housing and able to breach the height of the berm. The noise from road surface contact and brakes tend to intercept the berm or pass over the wall of a two story house built to the maximum height allowed in the Land Use Bylaw and having the minimum required rear yard.

The berm is proposed to have a top that is 6m wide. This allows for a 2.5m to 3.0m wide asphalt trail on the top of the berm with a 1.0m to 1.5m wide shoulder on each side of the trail. The west slope of the berm is steep and will not allow for regular mowing. The east slope of the berm has a more gradual grade that will allow regular mowing (if desired) and landscaping. The steeper, west slope is proposed to be seeded with short growing grass to create a natural appearance. The same will be applied to the east slope though the appearance would be affected by the frequency of mowing that is selected.

The design of the berm was reviewed with the Operational Services Committee at their March 22, 2016 meeting. The Committee recommends approval of the design and requested Administration to obtain a cost estimate for building the berm in 2016 so it could then be considered as a possible budget adjustment by Council.

The most cost effective source of materials to build the berm is the topsoil layer on the commercial site and future residential development area shown on Drawing C1. This would provide the majority of the approximately 29,800 m^3 of material needed to build the proposed berm. Some materials, about 4,300 m^3, could be imported from another project site. Before stripping the material off the site two issues have to be considered: drainage of the site once the elevation has been lowered and dust control.

Tagish Engineering has reviewed the drainage issue. The storm drainage line in 60B Avenue Crescent could be extended and a catch basin added to provide an outlet to reduce the amount of ponding. There may still be points where water ponds unless additional funds are spent to shape the entire site to a single low point.

The dust control issue raises additional potential costs. Putting in place a thin layer of topsoil to allow grass cover to take would be an option but would mean additional expenses. Leaving the exposed clay to dry and then avoiding disturbance by vehicle travel is another option.

FINANCIAL IMPLICATIONS:

An estimate for the cost of pushing topsoil off the future residential development area and commercial site area shown on Drawing C1 has been obtained. The estimated cost is $74,757. The cost to place a thin layer of topsoil for grass cover once the majority of the topsoil has been stripped from the commercial and future residential area is estimated at $25,000. The cost of extending the storm drainage line and installing a catch basin is expected to be approximately $5,000 for materials if the work is undertaken by Town forces. Engineering supervision and survey control will cost $12,000. Total costs to construct the berm amount to $116,757.

A budget of $276,686 was set for the Southwest Commercial Site in the 2016 Capital Budget. This amount was intended to cover the costs of installing a storm sewer, relocating the overhead power lines and placing a marketing sign on the site. These items have been or are slated to be addressed at a cost of $29,500. The remaining funds ($247,186) could be used to construct the berm, which partially develops the commercial site, and extends the storm drainage line. Funds would be requested in a future budget to allow for building up the commercial site with suitable clay material and construction of the asphalt trail.

A portion of the costs for stripping the topsoil off the site should be attributed to the future residential development project.

It is possible to build the berm using all imported material; however, the costs would increase considerably. The actual cost depends on the distance of the source from the berm and any costs that would be displaced from the other project. Assuming the cost per cubic meter of imported material would be $10/$m^3$ then the cost to place topsoil to build the berm could be as high as $354,000.

ALTERNATIVES:

1. Council can approve the design of the berm and assign funds to allow construction to take place in 2016
2. Council can approve the design of the berm and delay construction until a future date
3. Council can ask for amendments to the berm design
4. Council can reject the design of the berm
5. Council can request further information before proceeding with a decision

DISCUSSION:

Construction of the berm in 2016 would allow time for the materials to settle prior to trail construction. At least one full year for settling should be allowed. The disadvantage is the timing in relation to future commercial and residential development of the stripped areas. Both of these development projects are likely several years out into the future given the current economic climate. This means issues of water build up and possible dust creation will need to be addressed and managed over several years.

The solution to the issue of water build up in the stripped area appears manageable. The overall elevation of the stripped area would be approximately 0.5m lower than the current elevation (essentially a large shallow bowl). The extension of the storm drainage line in 60B Avenue Crescent offers a relatively straightforward solution and is infrastructure that would be needed in the future development of the residential area.

The dust control issue is mainly an issue of cost and inconvenience for adjacent properties. It is possible to put back a thin layer of topsoil to support grass cover. The first added cost is in spreading out the topsoil and the second added cost comes at a future date when this layer of topsoil has to be stripped to allow development to proceed. Leaving an exposed clay surface may generate dust depending on how quickly the upper surface hardens up and the amount of disturbance on the site. Vehicle traffic over the site would cause dust to be stirred up. No means to control vehicle access over the site is being proposed. In addition, the absence of grass cover will result in a visually unappealing look to the area until development takes place.

RECOMMENDATION:

It is recommended that Council:

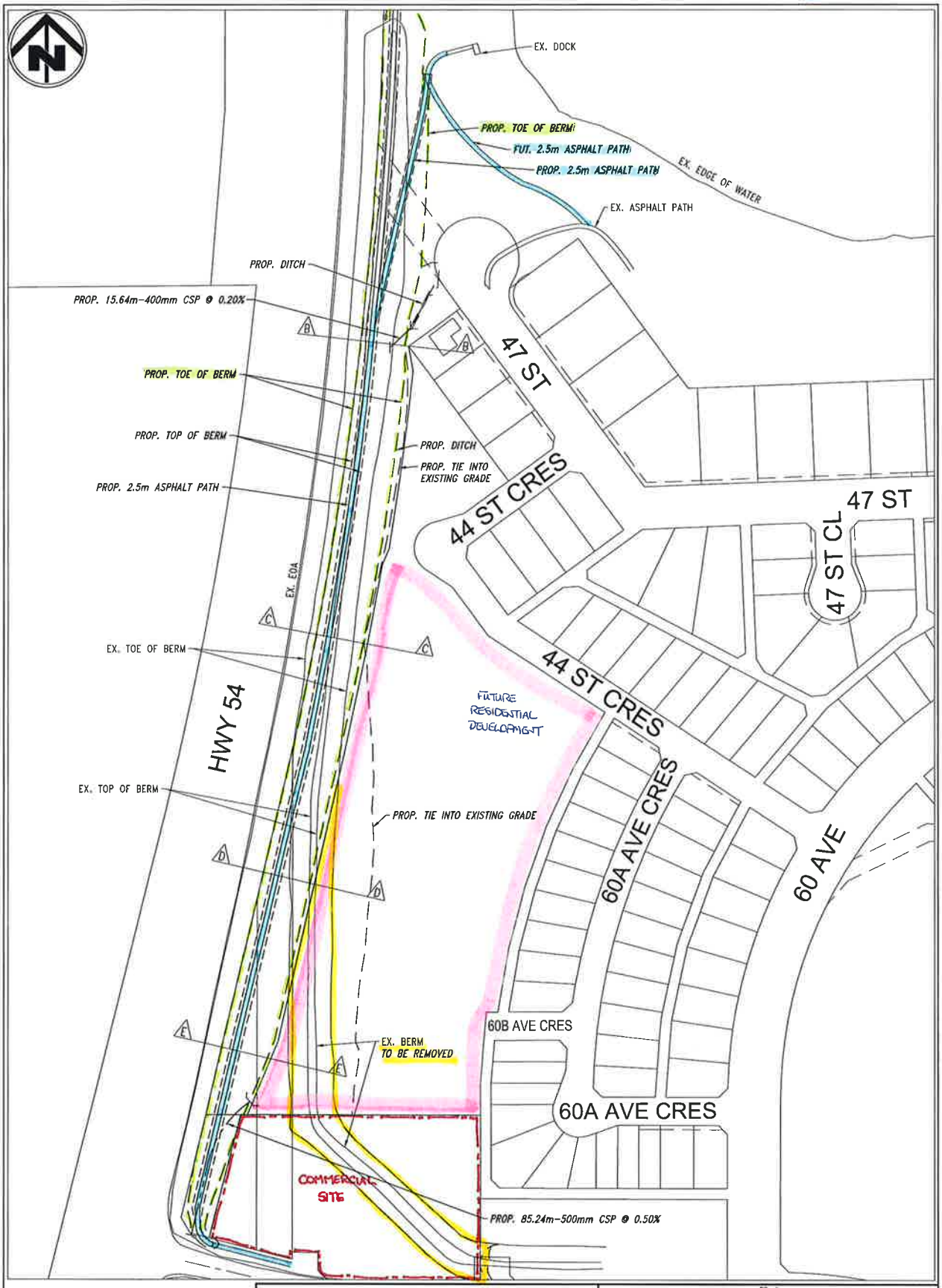
1. Approve the design of the berm along the east side of Highway 54 between Napoleon Lake and 42 Street as shown in Drawings C1, P1 and P2; and

2. Approve a budget adjustment in the amount of $116,757 funded from the 2016 capital plan funds assigned to the Southwest Commercial site to allow for construction of the berm along the east side of Highway 54 to occur in 2016.

COMMUNICATION STRATEGY:

A letter which describes the proposed berm and timing of construction (if approved) should be sent to the landowners in the area at least one week prior to the start of construction.

ITEM 7



No.	Date	By	Eng.	Revisions
8				
7				
6				
5				
4				
3				
2	03/17/16	JG	JP	ISSUED FOR REVIEW
1	03/07/16	JG	JP	ISSUED FOR REVIEW
0	12/21/15	JP	JP	ISSUED FOR REVIEW

TAGISH ENGINEERING LTD
G4, 5550 - 45 St.
RED DEER, AB T4N 1L1
Ph. (403) 346-7710
Fax: (403) 341-4909
E-mail: admin@tagish engineering.com

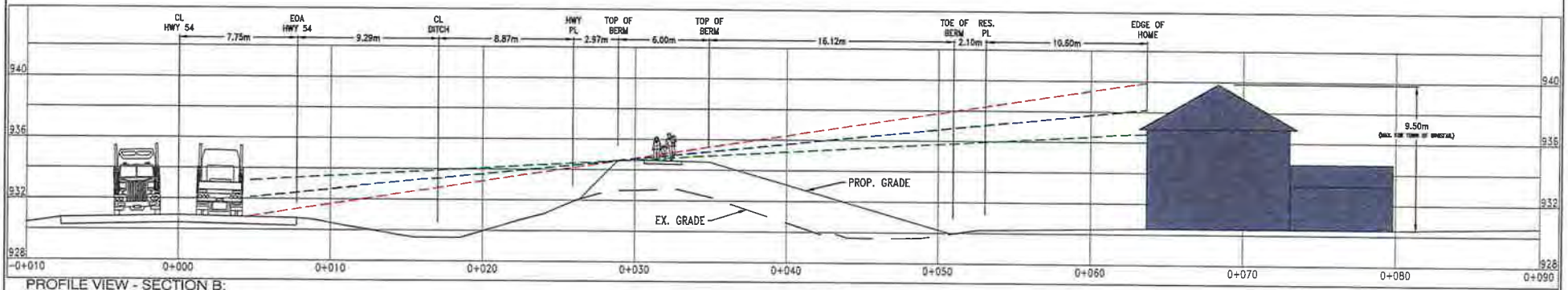
Client: TOWN OF INNISFAIL

Project: HIGHWAY 54 BERM

Drawing: EXISTING BERM PLAN

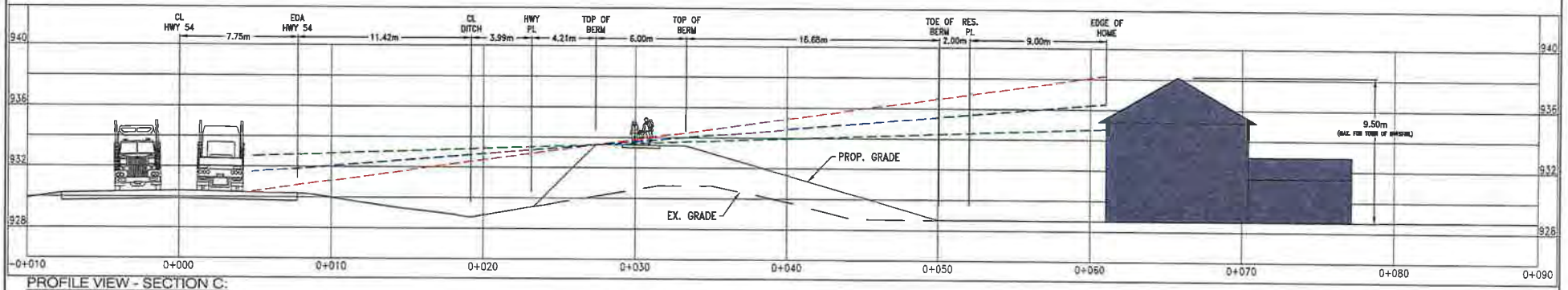
Scale:	1 : 2000	Date:	December 2015
Drawn:	JP	Project No.:	TI-105
Designed:	JP	Dwg. File:	M:\Town of Innisfail\TI105 - Highway 54 Berm Design\AutoCAD\TI105_DGN04_17Mar2016.dwg
Checked:	JP		
Approved:	JP		

Drawing No.: C1



PROFILE VIEW - SECTION B:

SCALE - HORZ. 1:250 & VERT. 1:250



PROFILE VIEW - SECTION C:

SCALE - HORZ. 1:250 & VERT. 1:250

No.	Date	By	Eng.	Revisions
6				
5				
4				
3				
2	03/17/16	JG	JP	ISSUED FOR REVIEW
1	03/07/16	JG	JP	ISSUED FOR REVIEW
0	-	-	-	-

Permit Stamp

Engineer's Stamp

Scale	1 : 250
Date	March 07, 2016
Drawn	JG
Designed	JG
Checked	JP
Approved	GS
Dwg. File	TI105_DGN04_17Mar2016.dwg

Title

PROPOSED BERM
PROFILES 1

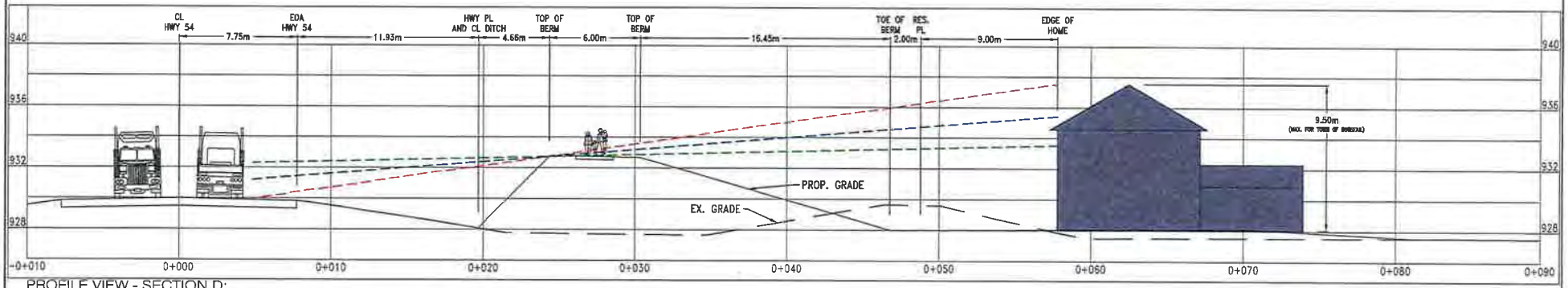
TAGISH ENGINEERING LTD
Consulting Engineers
G4, 5550 - 45 Street, RED DEER, AB T4N 1L1
Phone (403) 346 - 7710 Fax (403) 341 - 4909
E-mail admin@tagish-engineering.com

Client
TOWN OF INNISFAIL

Project
HIGHWAY 54
BERM

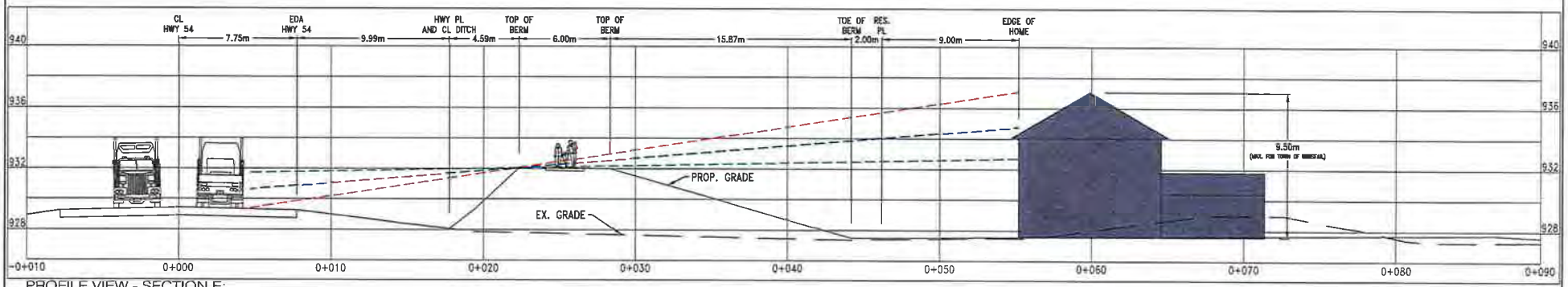
Project No.
TI-105

Drawing No.
P1



PROFILE VIEW - SECTION D:

SCALE - HORZ. 1:250 & VERT. 1:250



PROFILE VIEW - SECTION E:

SCALE - HORZ. 1:250 & VERT. 1:250

No.	Date	By	Eng.	Revisions
6				
5				
4				
3				
2	03/17/16	JG	JP	ISSUED FOR REVIEW
1	03/07/16	JG	JP	ISSUED FOR REVIEW
0	-	-	-	-

Permit Stamp

Engineer's Stamp

Scale	1 : 250
Date	March 07, 2016
Drawn	JG
Designed	JG
Checked	JP
Approved	GS
Dwg. File	TI105_DGN04_17Mar2016.dwg

Title

PROPOSED BERM
PROFILES 2

TAGISH ENGINEERING LTD
Consulting Engineers
G4, 5550 - 45 Street, RED DEER, AB T4N 1L1
Phone (403) 346 - 7710 Fax (403) 341 - 4809
E-mail admin@tagish-engineering.com

Client: TOWN OF INNISFAIL

Project: HIGHWAY 54 BERM

Project No.: TI-105

Drawing No.: P2

Water Well Drilling Report

View in Imperial | Export to Excel

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

GIC Well ID 102336
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1986/12/04

Well Identification and Location

Measurement in Metric

Owner Name	Address	Town	Province	Country	Postal Code
HERMARY, ALBERT	P.O. BOX 3 BLACKFALDS				

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	SW	32	37	27	4				

Measured from Boundary of
m from
m from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 52.219348 Longitude -113.831739
How Location Obtained
Map

Elevation m
How Elevation Obtained
Not Obtained

Drilling Information

Method of Drilling
Rotary

Proposed Well Use
Domestic & Stock

Type of Work
New Well

Formation Log

Measurement in Metric

Depth from ground level (m)	Water Bearing	Lithology Description
12.19		Brown Sand
15.24		Gray Sand & Till
19.20		Gray Sand
19.51		Gravel
28.04		Gray Sandy Till & Rocks
34.14		Gravel
35.97		Gray Shale
36.88		Gray Fractured Shale
39.93		Gray Sandy Shale
42.67		Gray Sandstone

Yield Test Summary

Measurement in Metric

Recommended Pump Rate 36.37 L/min

Test Date	Water Removal Rate (L/min)	Static Water Level (m)
1986/09/10	90.92	19.32

Well Completion

Measurement in Metric

Total Depth Drilled	Finished Well Depth	Start Date	End Date
42.67 m			1986/09/10

Borehole

Diameter (cm)	From (m)	To (m)
0.00	0.00	42.67

Surface Casing (if applicable)
Plastic
Size OD : 13.97 cm
Wall Thickness : 0.953 cm
Bottom at : 34.75 m

Well Casing/Liner
Plastic
Size OD : 11.43 cm
Wall Thickness : 0.544 cm
Top at : 30.48 m
Bottom at : 42.67 m

Perforations

From (m)	To (m)	Diameter or Slot Width (cm)	Slot Length (cm)	Hole or Slot Interval(cm)
36.58	42.67	0.635		20.32

Perforated by Machine

Annular Seal Driven
Placed from 0.00 m to 0.00 m
Amount
Other Seals

Type	At (m)

Screen Type
Size OD : 0.00 cm

From (m)	To (m)	Slot Size (cm)

Attachment
Top Fittings
Bottom Fittings

Pack
Type
Grain Size
Amount

Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER

Certification No
1

Company Name
LOUSANA WATER WELLS (1987) LTD.

Copy of Well report provided to owner
Date approval holder signed

Water Well Drilling Report

View in Imperial | Export to Excel

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

GOWN ID

GIC Well ID 102336
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1986/12/04

Well Identification and Location

Measurement in Metric

Owner Name	Address	Town	Province	Country	Postal Code
HERMARY, ALBERT	P.O. BOX 3 BLACKFALDS				

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	SW	32	37	27	4				

Measured from Boundary of
m from
m from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 52.219348 Longitude -113.831739
How Location Obtained: Map

Elevation m
How Elevation Obtained: Not Obtained

Additional Information

Measurement in Metric

Distance From Top of Casing to Ground Level cm
Is Artesian Flow
Rate L/min
Is Flow Control Installed
Describe

Recommended Pump Rate 36.37 L/min
Recommended Pump Intake Depth (From TOC) 27.43 m
Pump Installed
Depth m
Type
Make
H.P.
Model (Output Rating)

Did you Encounter Saline Water (>4000 ppm TDS)
Depth m
Gas
Depth m
Well Disinfected Upon Completion
Geophysical Log Taken
Remedial Action Taken
Submitted to ESRD
Sample Collected for Potability
Submitted to ESRD

Additional Comments on Well

DRILLER REPORTS WATER AS SOFT-1 GPG OF HARDNESS.

Yield Test

Taken From Ground Level
Measurement in Metric

Test Date	Start Time	Static Water Level
1986/09/10	12:00 AM	19.32 m

Method of Water Removal

Type Bailer & Air
Removal Rate 90.92 L/min
Depth Withdrawn From 36.27 m

If water removal period was < 2 hours, explain why

Depth to water level

Pumping (m)	Elapsed Time Minutes:Sec	Recovery (m)
	1:00	36.35
	2:00	30.56
	3:00	26.63
	4:00	23.82
	6:00	20.69
	8:00	19.71
	10:00	19.46

Water Diverted for Drilling

Water Source	Amount Taken	Diversion Date & Time
	L	

Contractor Certification

Name of Journeyman responsible for drilling/construction of well
UNKNOWN NA DRILLER

Certification No
1

Company Name
LOUSANA WATER WELLS (1987) LTD.

Copy of Well report provided to owner

Date approval holder signed

Reconnaissance Report

View in Metric

Export to Excel

Groundwater Wells

Please click the water Well ID to generate the Water Well Drilling Report.

GIC Well ID	LSD	SEC	TWP	RGE	M	DRILLING COMPANY	DATE COMPLETED	DEPTH (ft)	TYPE OF WORK	USE	CHM	LT	PT	WELL OWNER	STATIC LEVEL (ft)	TEST RATE (igpm)	SC_DIA (in)
102332	SW	32	37	27	4	FORRESTER DRILLING	1969-08-22	125.00	New Well	Domestic & Stock		8		HERMARY, A.	25.00	20.00	7.00
102333	SW	32	37	27	4	FORRESTER DRILLING	1968-02-28	137.00	New Well	Domestic & Stock		11		MARTIN, JIM	19.00	40.00	7.00
102334	SW	32	37	27	4	FORRESTER WATER WELL DRILLING (1981) LTD.	1983-03-21	138.00	New Well	Domestic		13		MORVAY, AGOSTON	32.00	42.00	7.00
102335	SW	32	37	27	4	UNKNOWN DRILLER		0.00	Chemistry	Domestic	2			LINDSKOG, DOUG			0.00
102336	SW	32	37	27	4	LOUSANA WATER WELLS (1987) LTD.	1986-09-10	140.00	New Well	Domestic & Stock		10	7	HERMARY, ALBERT	63.40	20.00	5.50
102337	SW	32	37	27	4	RANKIN DRILLING	1986-10-17	70.00	New Well	Domestic		7		NEWFIELD, TODD	35.00	8.00	5.50
165740	SW	32	37	27	4	UNKNOWN DRILLER		0.00	Chemistry	Domestic				WOLK, IAN			0.00
1067044	6	32	37	27	4	ALKEN BASIN DRILLING LTD.	2013-07-30	180.00	New Well	Domestic		11	22	GENERAL CONSTRUCTION	40.00	30.00	5.56

LIMITATIONS

GENERAL TERMS, CONDITIONS
AND LIMITATIONS

The use of this attached report is subject to the following general terms and conditions.

1. STANDARD OF CARE - In the performance of professional services, ParklandGEO used the degree of care and skill ordinarily exercised under similar circumstances by reputable members of its profession practicing in the same or similar localities. No other warranty expressed or implied is made in any manner.

2. INTERPRETATION OF THE REPORT - The CLIENT recognizes that subsurface conditions will vary from those encountered at the location where borings, surveys, or explorations are made and that the data, interpretations and recommendation of ParklandGEO are based solely on the information available to him. Classification and identification of soils, rocks, geological units, contaminated materials and contaminant quantities will be based on commonly accepted practices in geotechnical or environmental consulting practice in this area. ParklandGEO will not be responsible for the interpretation by others of the information developed.

3. SITE INFORMATION - The CLIENT has agreed to provide all information with respect to the past, present and proposed conditions and use of the Site, whether specifically requested or not. The CLIENT acknowledged that in order for ParklandGEO to properly advise and assist the CLIENT, ParklandGEO has relied on full disclosure by the CLIENT of all matters pertinent to the Site investigation.

4. COMPLETE REPORT - The Report is of a summary nature and is not intended to stand alone without reference to the instructions given to ParklandGEO by the CLIENT, communications between ParklandGEO and the CLIENT, and to any other reports, writings or documents prepared by ParklandGEO for the CLIENT relative to the specific Site, all of which constitute the Report. The word "Report" shall refer to any and all of the documents referred to herein. In order to properly understand the suggestions, recommendations and opinions expressed by ParklandGEO, reference must be made to the whole of the Report. ParklandGEO cannot be responsible for use of any part or portions of the report without reference to the whole report. The CLIENT has agreed that "This report has been prepared for the exclusive use of the named CLIENT. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. ParklandGEO accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report."

   The CLIENT has agreed that in the event that any such report is released to a third party, the above disclaimer shall not be obliterated or altered in any manner. The CLIENT further agrees that all such reports shall be used solely for the purposes of the CLIENT and shall not be released or used by others without the prior written permission of ParklandGEO.

5. LIMITATIONS ON SCOPE OF INVESTIGATION AND WARRANTY DISCLAIMER
   There is no warranty, expressed or implied, by ParklandGEO that:
   a) the investigation uncovered all potential geo-hazards, contaminants or environmental liabilities on the Site; or
   b) the Site is entirely free of all geo-hazards or contaminants as a result of any investigation or cleanup work undertaken on the Site, since it is not possible, even with exhaustive sampling, testing and analysis, to document all potential geo-hazards or contaminants on the Site.

   The CLIENT acknowledged that:
   a) the investigation findings are based solely on the information generated as a result of the specific scope of the investigation authorized by the CLIENT;
   b) unless specifically stated in the agreed Scope of Work, the investigation will not, nor is it intended to assess or detect potential contaminants or environmental liabilities on the Site;
   c) any assessment regarding geological conditions on the Site is based on the interpretation of conditions determined at specific sampling locations and depths and that conditions may vary between sampling locations, hence there can be no assurance that undetected geological conditions, including soils or groundwater are not located on the Site;
   d) any assessment is also dependent on and limited by the accuracy of the analytical data generated by the sample analyses;
   e) any assessment is also limited by the scientific possibility of determining the presence of unsuitable geological conditions for which scientific analyses have been conducted; and
   f) the laboratory testing program and analytical parameters selected are limited to those outlined in the CLIENT's authorized scope of investigation; and
   g) there are risks associated with the discovery of hazardous materials in and upon the lands and premises which may inadvertently discovered as part of the investigation. The CLIENT acknowledges that it may have a responsibility in law to inform the owner of any affected property of the existence or suspected existence of hazardous materials and in some cases the discovery of hazardous conditions and materials will require that certain regulatory bodies be informed. The CLIENT further acknowledges that any such discovery may result in the fair market value of the lands and premises and of any other lands and premises adjacent thereto to be adversely affected in a material respect.

6. COST ESTIMATES - Estimates of remediation or construction costs can only be based on the specific information generated and the technical limitations of the investigation authorized by the CLIENT. Accordingly, estimated costs for construction or remediation are based on the known site conditions, which can vary as new information is discovered during construction. As some construction activities are an iterative exercise, ParklandGEO shall therefore not be liable for the accuracy of any estimates of remediation or construction costs provided.

7. LIMITATION OF LIABILITY - The CLIENT has agreed that to the fullest extent permitted by the law ParklandGEO's total liability to CLIENT for any and all injuries, claims, losses, expenses or damages whatsoever arising out of or in anyway relating to the Project is contractually limited, as outlined in ParklandGEO's standard Consulting Services Agreement. Further, the CLIENT has agreed that to the fullest extent permitted by law ParklandGEO is not liable to the CLIENT for any special, indirect or consequential damages whatsoever, regardless of cause.

8. INDEMNIFICATION - To the fullest extent permitted by law, the CLIENT has agreed to defend, indemnify and hold ParklandGEO, its directors, officers, employees, agents and subcontractors, harmless from and against any and all claims, defence costs, including legal fees on a full indemnity basis, damages, and other liabilities arising out of or in any way related to ParklandGEO's work, reports or recommendations.