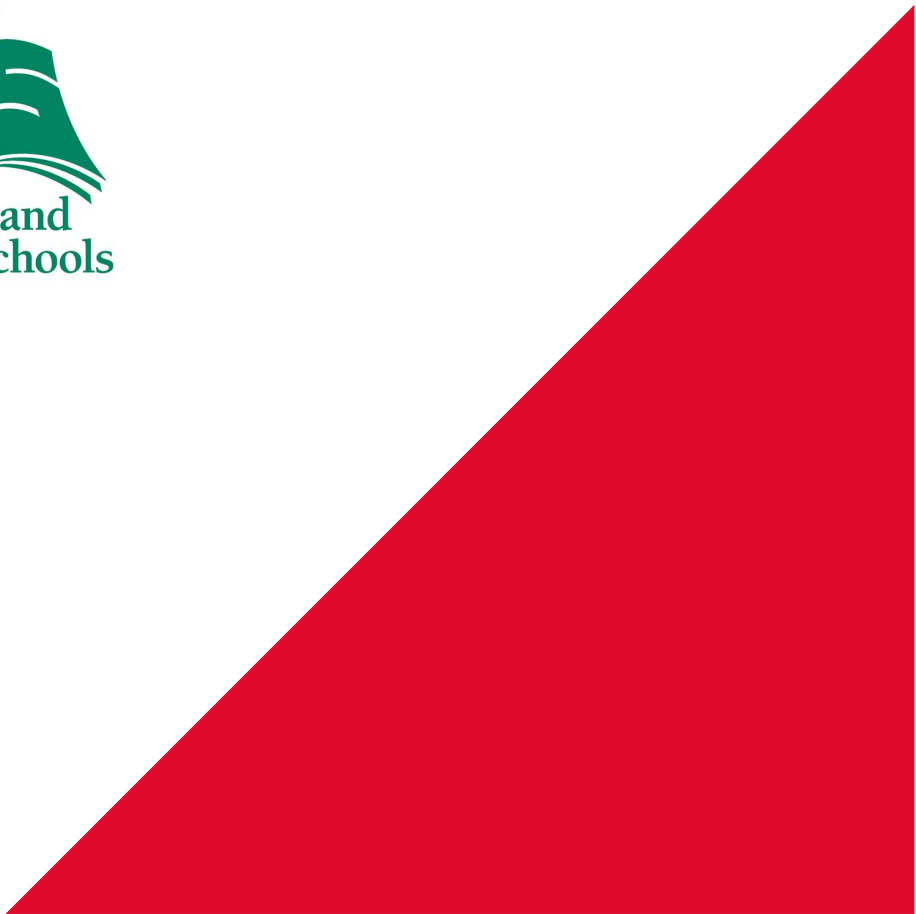




*Phase I Environmental Site Assessment*

# Davidson Creek Park Proposed Elementary School Elk Island Public Schools

Lot 62MR; Block 42; Plan 922 3342  
346 Davenport Drive, Sherwood Park, Alberta



*Phase I Environmental Site Assessment*

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346 Davenport Drive, Sherwood Park, Alberta



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## EXECUTIVE SUMMARY

Opus Stewart Weir (OSW) was retained by Mr. Rob Graham, Elk Island Public Schools (the Client) to conduct a Phase I Environmental Site Assessment (ESA) on residential park land located at the municipal address of 346 Davenport Drive, Sherwood Park, Alberta (hereafter referred to as the "Site"). The Site is found within NW 01, 53-23 W4M and can be referenced by Lot 62MR, Block 42, Plan 922 3342. The objective of this Phase I ESA is to determine if there is evidence of actual or potential environmental concerns at, or in the vicinity of the Site. It is OSW's understanding that the Client is planning on constructing a new elementary school on the property. The Client is conducting this Phase I ESA as part of their environmental due diligence.

OSW's current assessment is based on researched history of the Site, a site visit, interviews, and documentation review from various agencies. The investigation was completed in general accordance with the Canadian Standards Association (CSA) publication Z768-01 Phase I Environmental Site Assessment.

Based on the results of the Phase I ESA the following findings are summarized below:

- Inferred groundwater flow is west by northwest, based on topography and proximity to nearest surface water features.
- The Site is currently a park space and is zoned as Public Services (PS) within Strathcona County (Sherwood Park).
- No records of landfills or contaminated sites were found.
- No record of any underground tanks or other issues that could affect the property were found.
- No records of previous spills or contamination were found within 300m of the Site.
- No predominate signs of stressed vegetation was observed, although the trees were not fully leafed out due to the time of year.
- No evidence or indication for environmental issues and concerns were observed during the Site visit.

Based on the Phase I ESA, it is OSW's professional opinion that there exists no known or potential environmental contamination on the subject property. This conclusion is based on the site visit in conjunction with a thorough investigation of the properties past and present land use. To confirm, refute and delineate environmental contamination on the subject property further environmental assessment may be required.

# 1 INTRODUCTION

Opus Stewart Weir (OSW) was retained by Mr. Rob Graham, Elk Island Public Schools (the Client) to conduct a Phase I Environmental Site Assessment (ESA) on residential park land located at the municipal address of 346 Davenport Drive, Sherwood Park, Alberta (hereafter referred to as the "Site"). The Site is found within NW 01, 53-23 W4M and can be referenced by Lot 62MR, Block 42, Plan 922 3342. The objective of this Phase I ESA is to determine if there is evidence of actual or potential environmental concerns at, or in the vicinity of the Site. Authorization to access property records was received from Stacy Fedechko, Director of Planning & Development with Strathcona County (land owner) on April 19, 2016.

It is OSW's understanding that the Client is planning to build a new Elementary School on the property. The Client is conducting this Phase I ESA as part of their environmental due diligence. Figures 1 and 2 of Appendix A depict the Site and adjacent property locations.

The following report is divided into sections that cover the scope of work, site characteristics, records review, site visit, interviews, findings and conclusions.

## 2 SCOPE OF WORK

### 2.1 Methodology

The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) publication Z768-01 Phase I Environmental Site Assessment; and includes, but is not limited to the following:

- Obtain and review current and historic records of land ownership and land use.
- Obtain and review available applicable records associated with the property to identify documented concerns in regards to environmental contamination.
- Search and review publicly available environmental databases and reports.
- Conduct an on-site visit to record relevant information for the site and adjacent properties.
- Conduct interviews with individuals with knowledge of the site.
- Evaluation of findings.
- Prepare a report documenting the findings of the investigation.

Adjacent properties may have an effect on the environmental quality of the subject property; therefore, the site history of these adjacent properties was also assessed to the extent practical (i.e. current and historic land uses, topography, proximity, possible contamination, readily available public records, etc.).

No intrusive sampling was carried out or contributed to form any part of this assessment.

## 2.2 Limitations to the Scope of Work

OSW has not independently verified the information provided by third party sources. Therefore, the accuracy of this report is subject to any errors or omissions in the information that was provided and reviewed.

The assessment was based on the findings collected at the time of this report; future assessments may reveal conditions not apparent during this time. The report is also subject to the limitations outlined in Section 12.0 of this report.

There were no enhancements to the requirements made to this report in relation to the CSA standard.

This report is prepared for the sole benefit of Elk Island Public Schools and should be read in its entirety. Reliance on this document involves technical interpretation, judgment and conjecture with the assistance of OSW. No parties other than Elk Island Public Schools may rely on this report or any portion of this report as it may not be appropriate for their purposes.

## 3 SITE CHARACTERIZATION

### 3.1 Site Description

The Site is located at the municipal address of 346 Davenport Drive, Sherwood Park, Alberta, situated within the SW 01, 053-23 W4M and can be referenced by Lot 62MR, Block 42, Plan 922 3342. As per Strathcona County's Land Use Bylaw 6-2015, the site is zoned as Public Services (PS): to provide for a broad range of public and private institutional and community uses and facilities. Zones around the Site include: Recreation (PR), Single Detached Residential A and B (R1A, R1B) and Low to Medium Density Multiple Residential (R3). The Site is currently titled under The County of Strathcona No. 20.

Table 1 summarizes the Site characteristics reviewed and observed in relation to the Site and surrounding area:

Table 1 Site Characteristics

Feature	Observations
Site Size	3.51 hectares (8.67 acres)
Site Topography	704 meters above sea level (masl) with relatively even elevation over the Site.
Site Grade	The Site had similar grade to adjoining properties.
Utilities	Gas, Power, Telephone, Municipal Water and Sewer.
Surficial Geology	Polygon 14267: AGRL2/H1I – Eluviated Black Chernozem on medium textured (L, CL) till (AGS). Orthic Dark Gray Chernozem on medium textured (L, CL) till (RLV). The polygon includes poorly drained soils (2). Hummocky, low relief landform with a limiting slope of 6% (H1I). (AARD, 2016) (Appendix A).

Vegetation	Primarily maintained lawn with deciduous trees (ash) along the perimeter of the park space (Davenport Dr. and Davenport Place). A mixture of coniferous (pine and spruce) and deciduous tree species (ash, mayday, crabapple) were found in planted beds along the south and west boundaries of the park. Willow were noted along the creek.
Nearest Water Body	Five waterbodies were identified in and around the project area: <ul style="list-style-type: none"> <li>• Unnamed Stream (ID 25190) – Approx. 0.03 km (30 m) south of Site</li> <li>• Clarkdale Meadows Pond – Approx. 0.10 km (100 m) east of Site (not shown on FWMIS map)</li> <li>• Unnamed Stream (ID 23359) – Approx. 1.26 km northwest of Site</li> <li>• Unnamed Stream (ID 23359) – Approx. 1.69 km northwest of Site</li> <li>• Oldman Creek (ID 2164) – Approx. 1.98 km northeast of Site</li> </ul> See Appendix A for more details.
Inferred Groundwater Flow Direction	West/Northwest, based on topography and proximity to nearest surface water features.
Nearest Water Well(s)	One Water Well was identified as occurring within 500m of the Site. <ul style="list-style-type: none"> <li>• 76653 – George Davidson, Domestic Use.</li> </ul> A 200m/500m water well radial search results, map, and drilling reports can be viewed in Appendix A.

## 3.2 Property Uses and Activities

### 3.2.1 Present Use

The present land use was determined during the site assessment and current applicable records. The property is currently a residential park space with a ball diamond to the east and a playground in the northwest corner.

### 3.2.2 Past Use

The past land use of the Site was determine through records review, interviews and interpretation of historical photographs. The Site appeared to be within a residential area of Sherwood Park since approximately 1997. Prior to development, the site appeared to be agricultural land since at least 1949. Development of the Site and adjacent lands continued to increase over the years with the land being utilized for residential purposes.

## 3.3 Adjacent and Surrounding Properties

### 3.3.1 Present Use

The current land use of the adjacent and surrounding properties was determined during the Site assessment and current applicable records. The adjacent and surrounding properties are comprised



residential properties. The following table summarizes the adjacent and surrounding properties and their associated potential for environmental concern.

Table 2 Present Use of Adjacent and Surrounding Properties

Direction	Description	Potential Buried & Overhead Features	Contamination Potential
North	Road, Residential	Power Telus Gas Water/Sewer	Low Contamination Potential – Similar Gradient, Residential Use.
East	Road, Residential	Power Telus Gas Water/Sewer	Low Contamination Potential – Similar Gradient, Residential Use.
South	Creek, Residential	Power Telus Gas Water/Sewer	Low Contamination Potential – Similar Gradient, Residential Use.
West	Residential	Power Telus Gas Water/Sewer	Low Contamination Potential – Similar Gradient, Residential Use.

### 3.3.2 Past Use

As per historical photographs, the adjacent and surrounding properties were comprised of agricultural land, since at least 1949. The 1997 historical imagery depicts the site as residentially developed and the surrounding land use as being more residential in nature, with some agricultural lands. The 2009 historical imagery depicts the full development of the residential neighborhood and the areas adjacent to the Site, with the Site depicted as a park space. The Site is a developed park space in both the 2013 historical imagery and the current 2016 imagery.

### 3.3.3 AbaData

AbaData, an on-line digital map and information repository for AER data, was searched to determine the location of existing oil and gas infrastructure, spills, and any other related data. No spills or complaints were found within 300m of the Site.

## 4 RECORDS REVIEW

Records search requests were conducted on the subject property by various municipal and provincial regulatory agencies for such documents as aerial photographs, land use reports, land titles, past environmental reports, and any relevant information pertaining to the Site and its history.

## 4.1 Land Titles

Land titles were obtained from the Government of Alberta SPIN2 Alberta Land Titles Spatial Information System. The current land title certificate (072 594 682 053) indicates the Site to be described as Plan 922 3342, Block 42, Lot 62MR; with The County of Strathcona No. 20 as the registered owner since 1992. There are no encumbrances, liens or interests on title.

Prior to the County of Strathcona's procurement of the Site in 1992, the Site had been under the ownership of Bradson Projects Ltd. for a few months and has been owned by both the Royal Bank of Canada and the Canadian Imperial Bank of Commerce since 1987. The last title available indicates the land was owned by Julia McGhan (Widow) in 1922. No prior historical titles were provided. Table 3 summarizes both the *current land title certificate* and historical land title certificates for the Site.

Table 3 Land Title Summary Review

Year	Title Number	Land Owner	Description
2007	072 594 682 053	County of Strathcona No. 20	9223342;42;62MR (8.67 acres)
1992	922 350 391 008	County of Strathcona No. 20	9223342;42;62MR (8.67 acres)
1992	922 289 998	Bradson Projects Ltd.	4;23;53;1;NW (160 acres)
1992	922 289 957	Bradson Projects Ltd.	4;23;53;1;NW (160 acres)
1992	922 289 956	Bradson Projects Ltd.	4;23;53;1;NW (160 acres)
1992	922 182 885 001	Royal Bank of Canada	4;23;53;1;NW (160 acres)
1992	922 182 841 001	Canadian Imperial Bank of Commerce	4;23;53;1;NW (160 acres)
1991	912 299 686 001	Royal Bank of Canada	4;23;53;1;NW (160 acres)
1991	912 299 670 001	Canadian Imperial Bank of Commerce	4;23;53;1;NW (160 acres)
1990	902 202 670 001	Royal Bank of Canada	4;23;53;1;NW (160 acres)
1990	902 202 479 001	Canadian Imperial Bank of Commerce	4;23;53;1;NW (160 acres)
1990	902 045 860 001	Canadian Imperial Bank of Commerce	4;23;53;1;NW (160 acres)
1990	902 045 785 001	Royal Bank of Canada	4;23;53;1;NW (160 acres)
1989	892 291 641 001	Royal Bank of Canada	4;23;53;1;NW (160 acres)
1989	892 291 605 001	Canadian Imperial Bank of Commerce	4;23;53;1;NW (160 acres)
1989	892 215 037 A	Royal Bank of Canada	4;23;53;1;NW (160 acres)
1989	892 215 037	Bradson Projects Ltd.	4;23;53;1;NW (9.22 acres)
1989	892 215 038	Bradson Projects Ltd.	4;23;53;1;NW (9.22 acres)
1989	892 215 036 A	Canadian Imperial Bank of Commerce	4;23;53;1;NW (160 acres)
1989	892 215 036	Bradson Projects Ltd.	4;23;53;1;NW (9.22 acres)
1987	872 092 834	Royal Bank of Canada	4;23;53;1;NW (160 acres)
1987	872 092 833	Canadian Imperial Bank of Commerce	4;23;53;1;NW (160 acres)
1981	812 284 791	Carma Developers Ltd.	4;23;53;1;NW (160 acres)
1970	3V241	George Riach Davidson & Caroline Davidson	4;23;53;1;NW (160 acres)
1947	86R120	The Director, The Veterans' Land Act	4;23;53;1;NW (160 acres)
1943	72O150	Alfred Clayton McGhan (Farmer)	4;23;53;1;NW (160 acres)

1943	17J99	National Trust Company Limited	4;23;53;1;NW (160 acres)
1922	145B55	Julia McGhan (Widow)	4;23;53;1;NW (160 acres)

Complete copies of land titles that were reviewed can be found in Appendix B.

## 4.2 Legal Plans

The Government of Alberta Spin 2: Spatial Information System was used to preview all legal plans that are associated with the subject property and select adjacent lands. The Site is currently under plan, 922 3342 (Appendix A), which was surveyed in 1992 as a subdivision plan. The following plans were reviewed in relation to the Site:

Table 4 Legal Plans Summary Review

Date	Plan Number	Plan Type	Plan Description
1992	922 3342	Subdivision	Survey of Subdivision of part of NW 01-53-23 W4M.
2007	072 8746	Right of Way	Utility Right of Way – Stage 7E within plan 072 8745, Blocks 36, 37, 43 all within NW 01-53-23 W4M
2007	072 8745	Subdivision	Stage 7E – Part of Plan 922 3342 Block 42 Lots 61MR and 62MR, Plan 922 3342 Darlington Dr. (Closed) and NW 01-53-23 W4M
1994	942 3678	Right of Way	Utility Right of Way – Stage 7B within Plan 942 3677 all within NW 01-53-23 W4M
1994	942 3677	Subdivision	Stage 7B – Survey of Subdivision within NW 01-053-23 W4M
1992	922 3526	Right of Way	Utility Right of Way within NW 01-53-23 W4M.
1992	922 1931	Right of Way	Utility Right of Way – Stage 4B in Plan 922 1930 Bk 42 & 43 all within NW 01-53-23W4M
1992	922 1930	Subdivision	Stage 4B – Survey of Subdivision of part of NW 01-53-23 W4M
1991	912 3161	Subdivision	Stage 4A – Survey of Subdivision of part of NW 01-53-23 W4M
1990	902 1912	Right of Way	Utility Right of Way within Plan 902 1911 Bk 41-43 within NW 01-53-23 W4M
1990	902 1911	Subdivision	Stage 3 – Survey of Subdivision of part of NW 01-53-23 W4M
1989	892 2895	Right of Way	Utility Right of Way in Plan 892 2894 Bk 41-43 within NW 01-53-23 W4M
1989	892 2894	Subdivision	Stage 2B – Survey of Subdivision of part of NW 01-53-23 W4M

Upon review of the legal plans, the identified right of way plans may be potential sources of contamination. Overall, no observations were made that would indicate potential for Site contamination.

### 4.3 Fire Insurance Maps

The Library and Achieves Canada listings of Alberta Fire Insurance Plans did not identify any available records pertaining to the Site for review.

### 4.4 City Directories

The Henderson's Edmonton and Strathcona City Directory was searched with no records identified in relation to the Site or adjacent properties. No directory records were readily available for review in regards to the Site and historical occupants.

### 4.5 Aerial Photographs

The Alberta Environment and Parks (AEP) Air Photo Library were accessed to review historical aerial photography. Select historical air photographs can be viewed in Appendix C. The following provides a summary of the historical imagery that was reviewed for the Site and surrounding area.

- 1946, AS135-5309, 1:40,000
  - Site appears as agricultural land with no surrounding developments.
- 1962, AS818-156, 1:31,680
  - Site appears as agricultural land with no surrounding developments.
- 1974, AS1456-216, 1:24,000
  - Site appears as agricultural land with a few farmsteads surrounding on adjacent lands.
- 1985, AS229-35, 1:25,000
  - Site appears as agricultural land with the hamlet of Sherwood Park appearing to the southwest.
- 1997, AS4750-10, 1:20,000
  - Site appears as a developed residential neighborhood, with an increase in residential properties surrounding the Site, along with agricultural land.
- 2009, AS158-18, 1:20,000
  - Site appears as a park space within a developed residential neighborhood, with an increase in residential properties surrounding the Site. Agricultural land is no longer present on adjacent lands.
- 2013, @Strathcona County – Tile 9, Unknown Scale
  - Site appears as a developed park space within a developed residential neighborhood.
- 2016, @Google Earth, Eye Alt 1.60km
  - Site appears as a developed park space within a developed residential neighborhood.

Upon review of the historical photographs, no observations were made regarding potential for contamination to exist on the Site.

## 4.6 Company Records

No other applicable “company records” for the subject property that may pertain to environmental reporting/contamination were found or obtained. The only company provided record was an authorization letter. A copy of this record is provided in Appendix D.

Examples of Company Record types requested for the Phase 1 ESA's are:

- Past Phase I & II ESA's
- Past Geotechnical Reports
- Insurance Records
- Fire Insurance Maps
- Tax Assessment Rolls
- Property Use Records
- Site Plans
- Building Plans
- Permit Records
- Production and Maintenance Records
- Asbestos Surveys
- Site Utility Drawings
- Spill Reporting Plans and Records
- Inventories of Chemicals and Usage
- Environmental Monitoring Data
- Waste Management Records
- Environmental Audit Reports

## 4.7 Alberta Environment and Parks

A Freedom of Information and Protection of Privacy (FOIP) and Routine Disclosure (RD) request was submitted to AEP to determine if there had been any reported environmental contamination events on the Site and to provide any internal correspondences or documentation relating to scientific/technical reports, assessments, investigations, and if applicable, enforcement actions.

### 4.7.1 Freedom of Information and Protection of Privacy

The FOIP response dated May 6, 2016 has not identified any records relating to the Site at the time of the search. A copy of the lettered response can be viewed in Appendix E.

### 4.7.2 Routine Disclosure

The RD response dated May 6, 2016 identified two records relating to the Site at the time of the search; Approval numbers 00001160 and 00356866. Upon review of the approvals, 00356866 did not apply to the Site. A copy of the lettered response and approval 00001160 can be viewed in Appendix E.

### 4.7.3 Environmental Site Assessment Repository

The Environmental Site Assessment Repository (ESAR) online database was searched on April 19, 2016 for any records pertaining to prior environmental assessments that may have been conducted on or surrounding the Site. No records were identified in relation to the Site or for adjacent areas. A map view of the ESAR listing can be viewed in Appendix E.

No records were found for well site reclamations within NW 01, 53-23 W4M or in adjacent areas.

## 4.8 Alberta Environmental Regulatory Approvals Centre

The ESRD Authorization Viewer was searched on April 19, 2016 for any authorizations under the *Water Act* or the *Environmental Protection and Enhancement Act* for the Site. No records (active or inactive) were identified directly for the Site. A general notice for the Code of Practice for a Water Collection System under the Environmental Protection and Enhancement Act Registration No. 1160-02-00 for the Sherwood Park Wastewater System was identified. A copy of the Code of Practice notice can be viewed in Appendix E.

## 4.9 Alberta Energy Regulator

A Field Incident Surveillance (FIS) Complaint Incident Record was requested from the Alberta Energy Regulator (AER) formerly Energy Resource Conservation Board (ERCB). AER provided a letter of Non-Availability on April 29, 2016, which identified no records of complaints or releases. A copy of the AER lettered response can be viewed in Appendix E.

### 4.9.1 Alberta Abandoned Well Locations

The AER Alberta Abandoned Well Location database was searched on April 19, 2016 for abandoned or active oil and gas wells. No records of oil or gas wells were identified as occurring on the Site or on directly adjacent lands. A copy of the map search can be viewed in Appendix E.

## 4.10 Petroleum Tank Management Association of Alberta (PTMAA)

PTMAA was contacted requesting a records search for the Site in question. The file search was completed on April 22, 2016. The PTMAA has checked the registration of active tank sites and inventory of abandoned tank sites; no records were found for this property (346 Davenport Drive; Lot 62MR, Block 42, Plan 922 3342; NW 01-053-23-W4). The main limitation of this database is that it only includes information reported through registration or a survey of abandoned sites completed in 1992.

The PTMAA is not a complete comprehensive inventory of all past or present storage tank sites therefore cannot guarantee that tanks have or have not existed at this location. A copy of the PTMAA lettered response can be viewed in Appendix E.

## 4.11 Alberta Health Services

Alberta Health Services was contacted requesting a records search for the Site in question. The file search was completed on May 4, 2016. The response to the inquiry did not identify any records in relation to hazardous waste sites, abandoned landfills and contamination sources constituting a public health nuisance. A copy of the Alberta Health Services lettered response can be viewed in Appendix E.

## 5 SITE VISIT

The site visit was conducted on April 20, 2016 by Sarah Wyllie, Environmental Technologist and Dana McEwan, Environmental Technologist, with Opus Stewart Weir. The temperature was approximately -13°C and sunny. During the site visit, observations were made and recorded in the form of field notes. In addition, a total of 24 pictures can be viewed in Appendix F that depict various locations throughout the property which display the condition of the Site at the time of the site visit.

### 5.1 Site Visit Limitations

At the time of the site visit there were no limitations, however, signs of stressed vegetation could not be determined based on the time of year the assessment was conducted. Deciduous trees were just starting to leaf-out.

### 5.2 General Property Use Observations

The Site was observed as being a utilized residential park with a playground in the northwest corner and a ball diamond on the east side of the park.

### 5.3 Adjacent Property Use Observations

- North: Davenport Drive/Residential Properties/Small Park Space
- East: Davenport Place/Residential Properties/Stormwater Pond
- South: Creek/Residential Properties
- West: Residential Properties

### 5.4 Topography

The topography of the Site was relatively flat and similar to adjacent properties.

### 5.5 Structures

No buildings were found on the Site.

### 5.6 Wells

No water wells for portability purposes were observed onsite at the time of the assessment.

### 5.7 Sewage Disposal

No sewage disposal was observed onsite at the time of the assessment.

## 5.8 Pits and Lagoons

No pits or lagoons were observed onsite at the time of the assessment.

## 5.9 Watercourses, Ponds, Ditches, or Standing Water

A small running stream, located along the south boundary of the park, was observed on the Site at the time of the assessment. There was no standing water or ponds present.

## 5.10 Vegetation

No predominate signs of stressed vegetation was observed, although the trees were just starting to leaf out due to the time of year. Summit Ash were observed along the boulevard of Davenport Drive and Davenport Place. Willow are found along the stream bed. Planted beds along the south and west boundary of the park contained mixtures of white and Colorado blue spruce, mayday, crabapple, Patmore ash, and Scots pine. A grouping of Colorado blue spruce is located in the northeast corner.

## 5.11 Fill Material

No fill material was observed on the Site at the time of the assessment.

## 5.12 Odors, Stains and Mold

No odors, or mold was observed on the Site at the time of the assessment.

## 5.13 Drains and Sumps

No drains or sumps were observed on the Site at the time of the assessment. A sewage manhole drain was found in the park midway between the ball diamond and the playground close to Davenport Drive.

## 5.14 Storage Containers

No storage containers were observed on the Site at the time of the assessment. Storage containers and drums for automotive fluids were observed to the north of Site.

## 5.15 Hazardous Materials

No hazardous materials were observed at the time of the Site visit.

## 5.16 Substance Release or Spills

No substance release or spills were observed at the time of the Site visit.



## 5.17 Unidentified Substances

No unidentified substances were observed at the time of the Site visit.

## 5.18 Waste Handling & Disposal

No waste handling or disposal bins were observed at the time of the Site visit.

## 5.19 Above Ground Storage Tanks (AST)

No ASTs were observed onsite during the time of the Site visit.

## 5.20 Under Ground Storage Tanks (UST)

No USTs were observed onsite during the time of the Site visit.

# 6 ATTENTION ITEMS

## 6.1 Polychlorinated Biphenyls (PCBs)

The use of polychlorinated biphenyls (PCBs) were used in the manufacturing of electrical equipment, light ballasts, heat exchangers, hydraulic systems and several other specialized applications up to the late 1970's. No actual evidence of PCBs was observed on the property at the time of the Site visit.

## 6.2 Asbestos Containing Material (ACM)

Asbestos is a commercial term given to six naturally occurring minerals that are incombustible and separable into filaments. Asbestos was commonly found in building construction prior to the 1980's. No building were present on Site. No asbestos containing material was observed on the Site.

## 6.3 Lead

Lead is a heavy metal commonly used in solder for plumbing, lead based paint, and leaded gasoline, and batteries. The potential for lead to be present on the Site is very low, with no evidence being observed at the time of the Site visit.

## 6.4 Urea Formaldehyde Foam Insulation (UFFI)

UFFI is composed of a mixture of urea formaldehyde resin, a foaming agent and compressed air that was used as a type of insulation in the 1970's for insulating and retrofitting industrial, commercial and

older residential buildings. UFFI has been prohibited from advertising, sale or importation into Canada since December 1980. No visual evidence was noted during the Site visit.

## 6.5 Ozone Depleting Substances (ODS)

Ozone depleting substances generally contain chlorine, fluorine, bromine, carbon and hydrogen in varying proportions. ODS are commonly found in as aerosol emissions, HVAC systems, vehicle air conditioners and fire suppression systems (i.e., halon dumps). No ODS were observed during the Site visit.

# 7 INTERVIEWS

The number of the interviews with key personnel was limited. Key personnel were contacted from Strathcona County and Elk Island Public Schools.

## 7.1 Land Owner

Larry Lunseth, Manager – Land Management Services with Planning & Development, Strathcona County

A response from Mr. Lunseth was received on April 22, 2016. Land Management Services is not aware of any geotechnical surveys, environmental issues or concerns on the subject property (Davidson Creek Park). He had no further information regarding any environmental issues or concerns.

## 7.2 Third Parties

Rob Graham, Assistant Director – Facility Services, Elk Island Public Schools

A response from Mr. Graham was received on April 20, 2016. He is not aware of any environmental issues or concerns with Davidson Creek Park. He had no further information regarding any environmental issues or concerns.

# 8 FINDINGS AND RECOMMENDATIONS

After reviewing all relevant records from AEP, AER, PTMAA and any supplemental documents obtained during the records search and interviews, the findings indicate that there is no recorded evidence that environmental concerns exists on the subject property.

Based on the results of the Phase I ESA the following findings are summarized below:

- Inferred groundwater flow is west by northwest, based on topography and proximity to nearest surface water features.
- The Site is currently a park space and is zoned as Public Services (PS) within Strathcona County (Sherwood Park).
- No records of landfills or contaminated sites were found.

- No record of any underground tanks or other issues that could affect the property were found.
- No records of previous spills or contamination were found within 300m of the Site.
- No predominate signs of stressed vegetation was observed, although the trees were not fully leafed out due to the time of year.
- No evidence or indication for environmental issues and concerns were observed during the Site visit.

## 9 CONCLUSION

Based on the Phase I ESA, it is OSW's professional opinion that there exists no known or potential environmental contamination on the subject property. This conclusion is based on the site visit in conjunction with a thorough investigation of the properties past and present land use. To confirm, refute and delineate environmental contamination on the subject property further environmental assessment may be required.

## 10 QUALIFICATIONS OF THE ASSESSORS

This report was completed by:

Sarah Wyllie, BSc, BIT, EPt  
Environmental Technologist

Sarah graduated from Concordia University College of Alberta with a Bachelor of Science degree majoring in Environmental Science and from the Northern Alberta Institute of Technology with an honors diploma in Biological Sciences, Renewable Resources. She has also completed a GIS Certificate through NAIT. Sarah has actively participated in the preparation and development of Phase I and II ESA investigations as well as various biophysical impact assessments. Since graduating from NAIT, Sarah worked for the City of Edmonton with River Valley Forestry and Environmental Services as a Landscape Technician in the Tree Inventory Department. She currently is working as an Environmental Technologist, based at the Opus Stewart Weir office in Sherwood Park, Alberta, Canada. In addition to her career, Sarah has been a volunteer with the Strathcona Raptor Shelter, located just outside of Sherwood Park, since 2007.

This report was reviewed by:

Kashif M. Sheikh Ph.D., P.Biol., PWS:  
Technical Principal – Ecology Wetlands and Biodiversity

Throughout his career; Dr. Sheikh offered specialized advice and technical leadership in the environmental, biological and ecological components of diverse industrial, commercial and public sector infrastructure programs. He earned his Ph.D. in Wildlife Ecology; a Masters in Environmental Biology majoring in Wetland Ecology and another Masters in Zoology majoring in Wildlife Ecology and Ornithology. Major focus of his current professional practice is environmental impact assessment of medium to large infrastructure development projects in western Canada. He has lead multi-disciplinary environmental assessments and stakeholder consultations implementing various environmental and regulatory safeguards in Alberta, Canada. He provides senior reviews of numerous technical reports.

## 11 REFERENCES

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## 12 STATEMENT OF LIMITATIONS

Subject to the following conditions and limitations, the investigation described in this report has been conducted in a manner consistent with a reasonable level of care and skill normally exercised by members of the health, safety and environmental consulting profession currently practicing under similar conditions in the area.

1. This report has been prepared for the exclusive use of Elk Island Public Schools.
2. The report is based on data and information collected from available records, personal interviews as well as a site investigation conducted by Opus personnel. Opus has relied in good faith on information provided by individuals and sources noted in this report. We accept no responsibility for any deficiency, misstatements, or inaccuracy contained in this report as a result of omissions, misstatements, or fraudulent acts of persons interviewed.
3. The site investigation is based solely on the site conditions at the site at the time of the field investigation as described in this report.
4. The service provided by Opus in completing the Phase I ESA is intended to assist the Client with a business decision. The liability of this site is not transferred to Opus as a result of such services, and Opus does not make recommendations regarding the purchase, sale or investment of the property.
5. The scope of the investigation described in this report has been limited by the budget set for the investigation in our contract. The scope of the investigation has been reasonable having regard to that budget constraint.
6. The investigation described in this report has relied upon information provided by third parties concerning the history of the site. Except as stated in this report, we have not made an independent verification of such historical information.
7. The investigation described in this report has been made in the context of existing government regulations generally promulgated at the date of this report. The investigation did not take account of any government regulations not in effect or not generally promulgated at the date of this report.
8. Where indicated or implied in this report, or where mandated by the condition of the site and its attendant structures, the conclusions of this report are based on visual observation of the site. The conclusions of this report do not apply to any areas of the site not available for inspection.
9. The Phase I ESA has addressed the history and current use of the subject property to identify potential risk of environmental contamination.
10. This report is intended for the exclusive use of the company, organization or individual to whom it is addressed. It may not be used or relied upon in any manner whatsoever, or for any purpose whatsoever, by any other party. The Consultant makes no representation of fact or opinion of any nature whatsoever to any person or entity other than the company, organization or individual to whom this report is addressed.

## 13 CLOSURE

The assessment represents the best judgment of the assessor based on site conditions at the time of the site assessment and the readily available records reviewed.

We trust that this report meets with your current requirements. Should you have any questions or concerns please do not hesitate to contact our office.

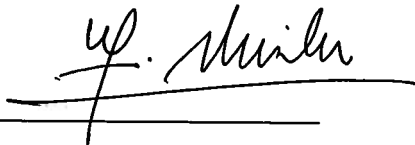
Respectfully Submitted,

**OPUS Stewart Weir**



Sarah Wyllie, BSc, BIT, EPT  
Environmental Technologist

Reviewed by:



Kashif Sheikh, Ph.D., P.Biol., PWS  
Technical Principal – Ecology, Wetlands and Biodiversity

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# **APPENDIX A**

**Maps, Figures & General Documentation**

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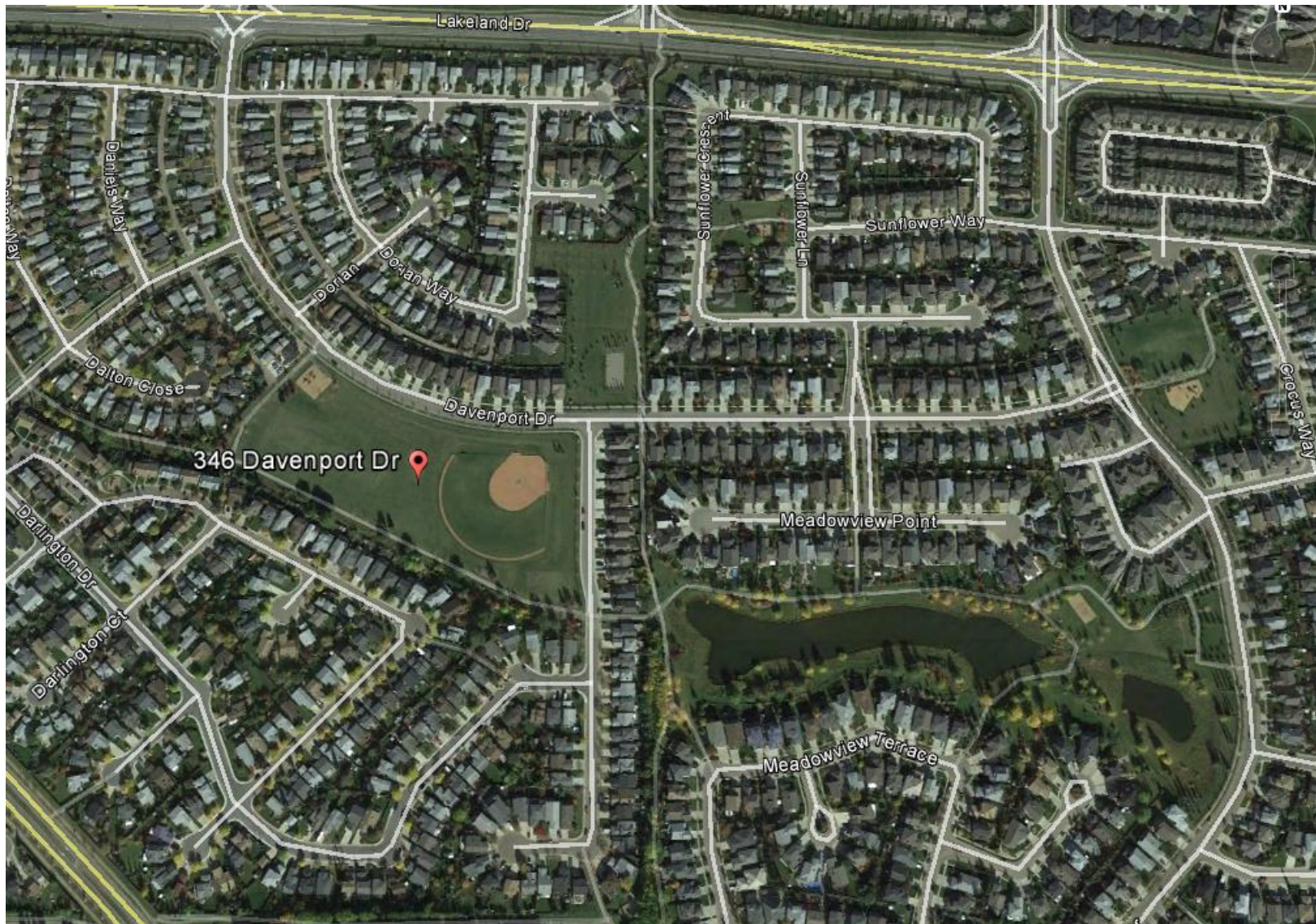
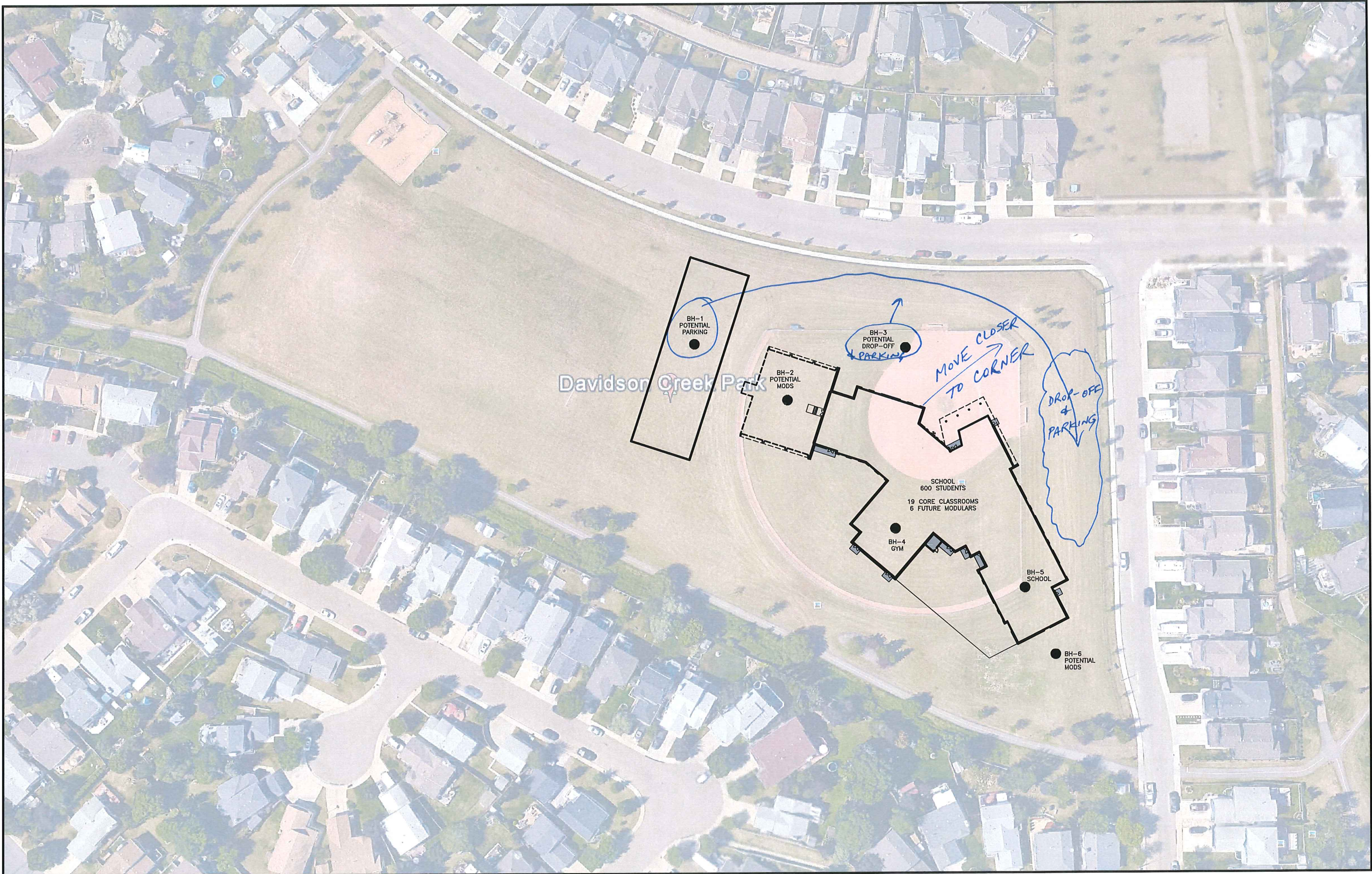


Figure 1  
Davidson Creek Park Site Overview Map

Scale @ 2016 Google  
Eye Alt 1.67 km

Date: April 19, 2016





Davidson Creek Park

BH-1  
POTENTIAL  
PARKING

BH-2  
POTENTIAL  
MODS

BH-3  
POTENTIAL  
DROP-OFF  
& PARKING

MOVE CLOSER  
TO CORNER

DROP-OFF  
&  
PARKING

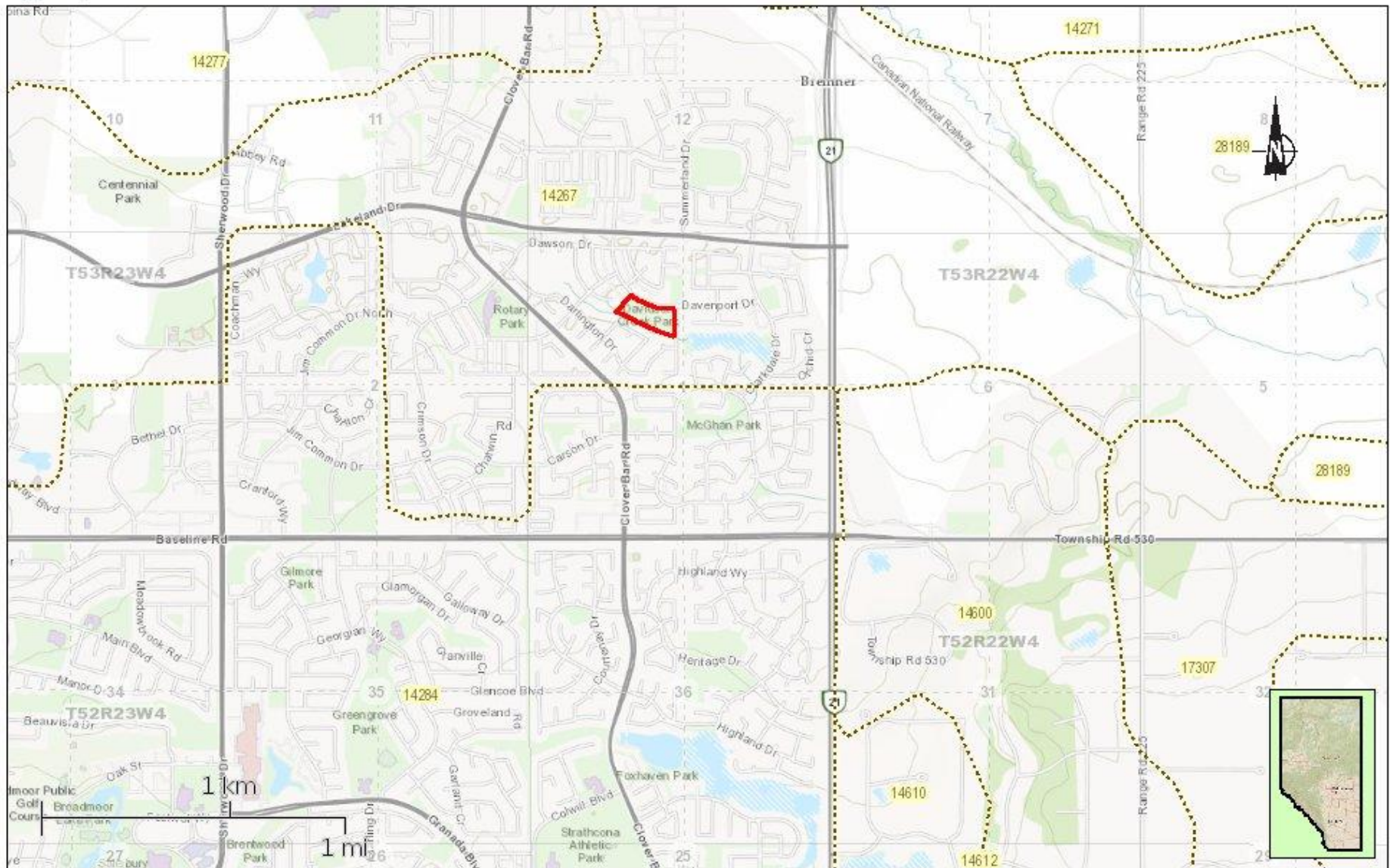
SCHOOL  
600 STUDENTS  
19 CORE CLASSROOMS  
6 FUTURE MODULARS

BH-4  
GYM

BH-5  
SCHOOL

BH-6  
POTENTIAL  
MODS





April 19, 2016

Soil Landscape Polygons

Scale 1:28,895  
 1 inch = 2407.94 feet  
 1 cm = 288.95 metres

Map centre at latitude +53.546°N and longitude -113.257°E

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

## Description for Soil Polygon: 14267

### AGRL2/H11

Eluviated Black Chernozem on medium textured (L, CL) till (AGS).

Orthic Dark Gray Chernozem on medium textured (L, CL) till (RLV).

The polygon includes poorly drained soils (2).

Hummocky, low relief landform with a limiting slope of 6% (H11).

### Example site picture(s)

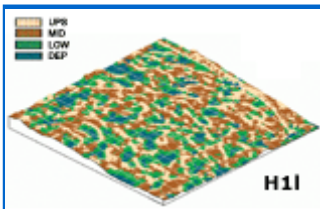
There may be more than one example since different field locations may all fall into the same landform classification.



Click on picture(s) above for larger image.

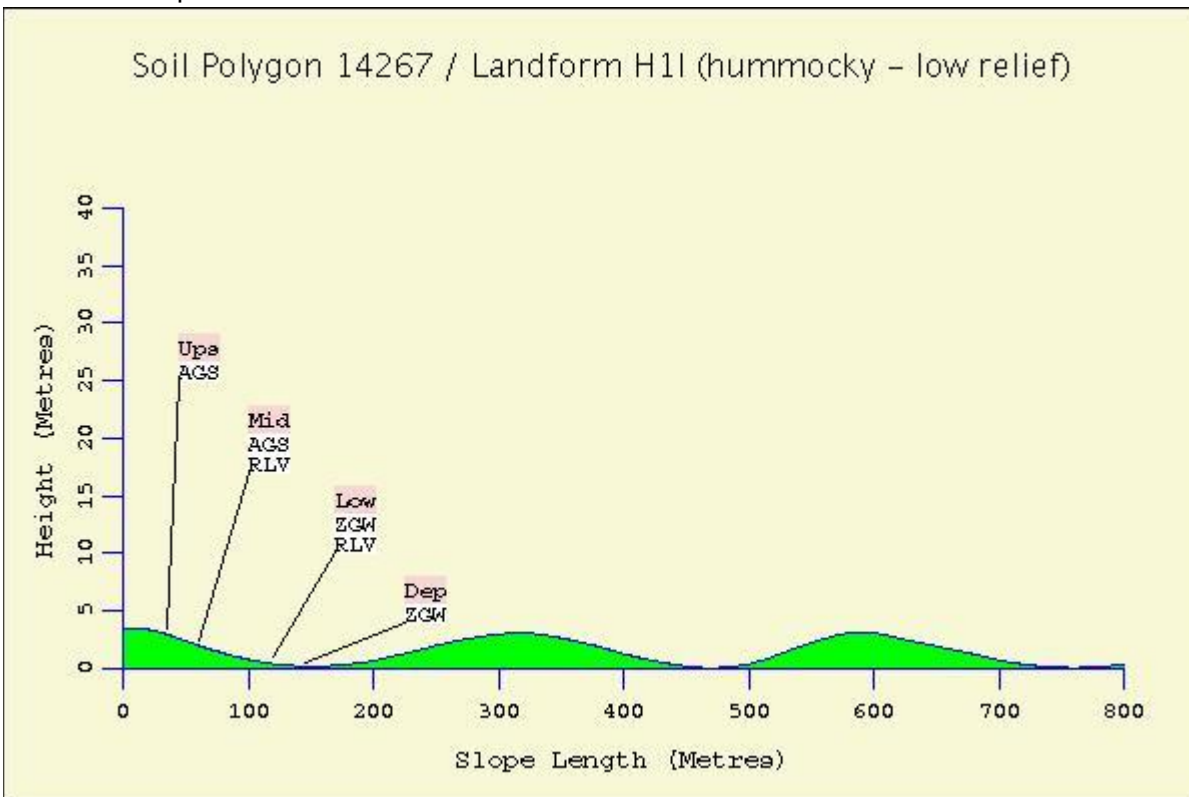
### Example 3D picture

Digital elevation picture showing slope distribution.



Click on picture(s) above for larger image.

### Landform profile and soil distribution



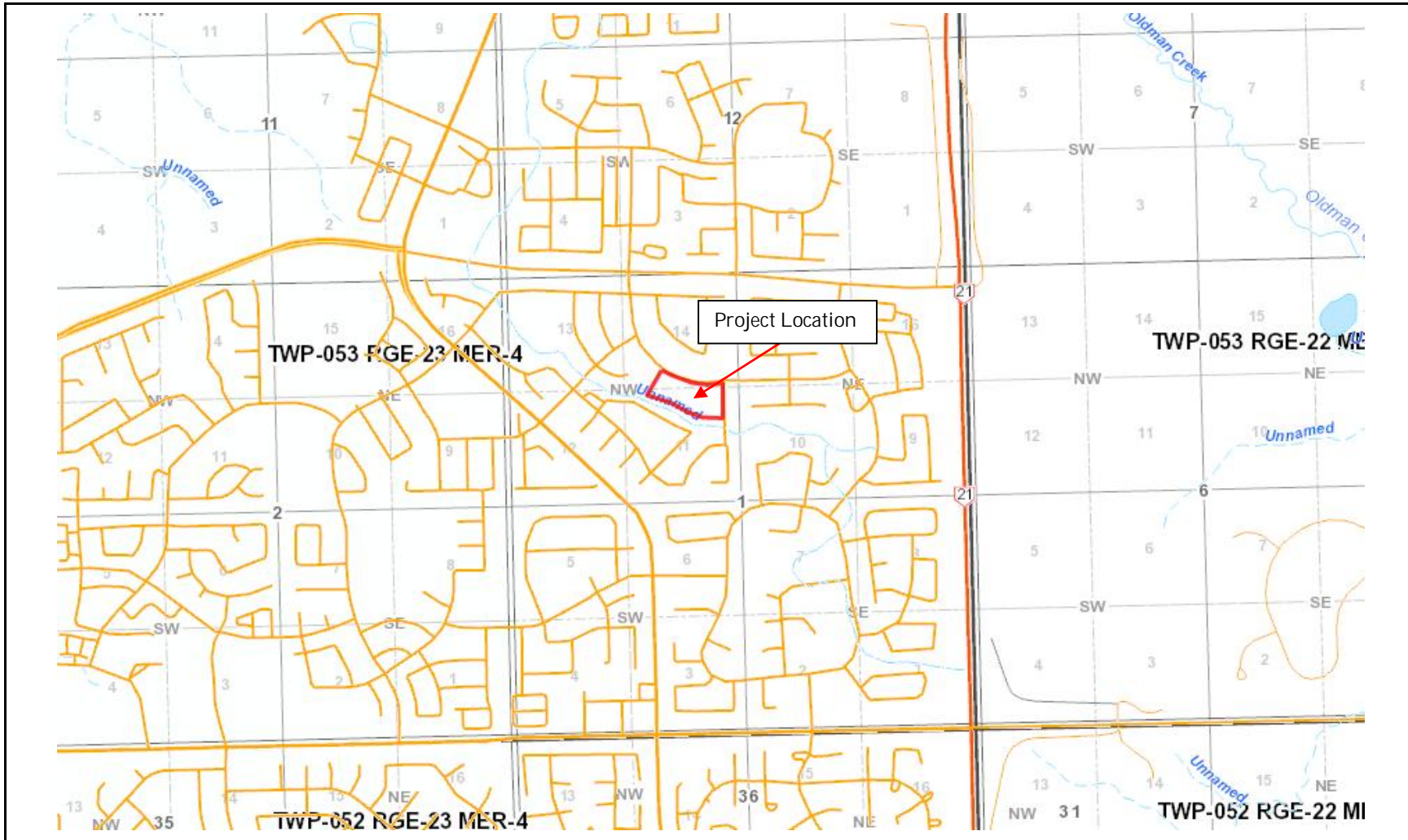
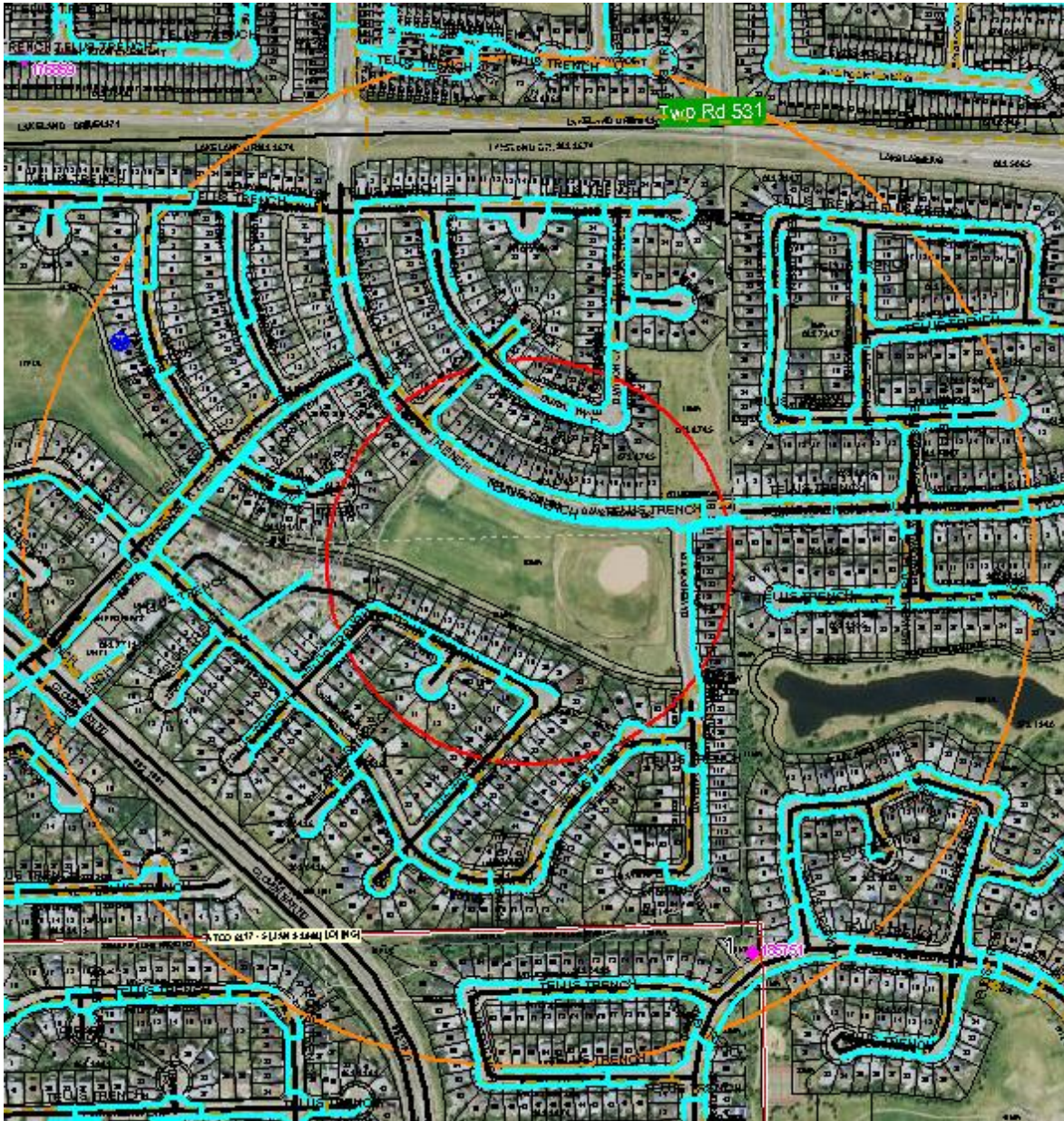


Figure 6  
Waterbody Locations for Davidson Creek Park Project Area

Conducted On: April 19, 2016

Conducted By: Sarah Wyllie



Water Wells											
ID	Distance	Location	Latitude	Longitude	Well Owner	Depth	Casing Base	Drill Date	Type	Purpose	
There are no water wells within 200 meters of the selected point.											
76853	459.029	13-01-053-23W4	53.55393	-113.2676	DAVIDSON, GEORGE RR #1, BREMNER	260 ft	0 ft	N/A	Chemistry	Domestic	
0 - 200 meters from selected point.											
201 - 500 meters from selected point.											



Figure 7

Nearest Water Wells  
Abacus Datagraphics

Conducted on:

April 19, 2016

Conducted by:

Sarah Wylie



# Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 76653  
GoA Well Tag No.  
Drilling Company Well ID  
Date Report Received 1970/03/11

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

Well Identification and Location								Measurement in Imperial			
<b>Owner Name</b> DAVIDSON, GEORGE		<b>Address</b> RR #1, BREMNER		<b>Town</b>		<b>Province</b>		<b>Country</b>		<b>Postal Code</b>	
<b>Location</b>	<i>1/4 or LSD</i> 13	<i>SEC</i> 01	<i>TWP</i> 053	<i>RGE</i> 23	<i>W of MER</i> 4	<i>Lot</i>	<i>Block</i>	<i>Plan</i>	<i>Additional Description</i>		
<b>Measured from Boundary of</b> _____ ft from _____ _____ ft from _____				<b>GPS Coordinates in Decimal Degrees (NAD 83)</b> Latitude <u>53.553930</u> Longitude <u>-113.267600</u> How Location Obtained Not Verified				Elevation <u>2300.00</u> ft How Elevation Obtained Estimated			

Drilling Information	
<b>Method of Drilling</b> Drilled	<b>Type of Work</b> Chemistry
<b>Proposed Well Use</b> Domestic	

Formation Log			Measurement in Imperial
Depth from ground level (ft)	Water Bearing	Lithology Description	

Yield Test Summary			Measurement in Imperial
<i>Recommended Pump Rate</i> _____ igpm			
<i>Test Date</i>	<i>Water Removal Rate (igpm)</i>	<i>Static Water Level (ft)</i>	

Well Completion				Measurement in Imperial
<i>Total Depth Drilled</i>	<i>Finished Well Depth</i>	<i>Start Date</i>	<i>End Date</i>	
260.00 ft				
<b>Borehole</b>				
<i>Diameter (in)</i>	<i>From (ft)</i>	<i>To (ft)</i>		
0.00	0.00	260.00		
<b>Surface Casing (if applicable)</b>		<b>Well Casing/Liner</b>		
<i>Size OD :</i> _____ in		<i>Size OD :</i> _____ in		
<i>Wall Thickness :</i> _____ in		<i>Wall Thickness :</i> _____ in		
<i>Bottom at :</i> _____ ft		<i>Top at :</i> _____ ft		
		<i>Bottom at :</i> _____ ft		
<b>Perforations</b>				
<i>From (ft)</i>	<i>To (ft)</i>	<i>Diameter or Slot Width(in)</i>	<i>Slot Length (in)</i>	<i>Hole or Slot Interval(in)</i>
<i>Perforated by</i>				
<b>Annular Seal</b>				
<i>Placed from</i> _____ ft <i>to</i> _____ ft				
<i>Amount</i> _____				
<i>Other Seals</i>				
<i>Type</i>		<i>At (ft)</i>		
<b>Screen Type</b>				
<i>Size OD :</i> _____ in				
<i>From (ft)</i>	<i>To (ft)</i>	<i>Slot Size (in)</i>		
<i>Attachment</i> _____				
<i>Top Fittings</i> _____		<i>Bottom Fittings</i> _____		
<b>Pack</b>				
<i>Type</i> _____		<i>Grain Size</i> _____		
<i>Amount</i> _____				

Contractor Certification	
<i>Name of Journeyman responsible for drilling/construction of well</i> UNKNOWN NA DRILLER	<i>Certification No</i> 1
<i>Company Name</i> UNKNOWN DRILLER	<i>Copy of Well report provided to owner</i> <i>Date approval holder signed</i>



# Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 76653  
GoA Well Tag No.  
Drilling Company Well ID  
Date Report Received 1970/03/11

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

Well Identification and Location										Measurement in Imperial	
<b>Owner Name</b> DAVIDSON, GEORGE		<b>Address</b> RR #1, BREMNER			<b>Town</b>		<b>Province</b>		<b>Country</b>		<b>Postal Code</b>
<b>Location</b>	<i>1/4 or LSD</i> 13	<i>SEC</i> 01	<i>TWP</i> 053	<i>RGE</i> 23	<i>W of MER</i> 4	<i>Lot</i>	<i>Block</i>	<i>Plan</i>	<i>Additional Description</i>		
<b>Measured from Boundary of</b> _____ ft from _____ _____ ft from _____					<b>GPS Coordinates in Decimal Degrees (NAD 83)</b> Latitude <u>53.553930</u> Longitude <u>-113.267600</u> How Location Obtained Not Verified				Elevation <u>2300.00</u> ft How Elevation Obtained Estimated		

Additional Information										Measurement in Imperial	
Distance From Top of Casing to Ground Level _____ in					Is Artesian Flow _____						Is Flow Control Installed _____
Rate _____ igpm					Describe _____						
Recommended Pump Rate _____ igpm					Pump Installed _____		Depth _____ ft				
Recommended Pump Intake Depth (From TOC) _____ ft					Type _____		Make _____		H.P. _____		Model (Output Rating) _____
Did you Encounter Saline Water (>4000 ppm TDS) _____					Depth _____ ft		Well Disinfected Upon Completion _____				
Gas _____					Depth _____ ft		Geophysical Log Taken _____				
					Submitted to ESRD _____						
Additional Comments on Well _____					Sample Collected for Potability _____			Submitted to ESRD <u>Yes</u>			

Yield Test			Taken From Ground Level	Measurement in Imperial
Test Date	Start Time	Static Water Level		
		ft		
<b>Method of Water Removal</b>				
Type _____				
Removal Rate _____ igpm				
Depth Withdrawn From _____ ft				
If water removal period was < 2 hours, explain why _____				

Water Diverted for Drilling		
Water Source	Amount Taken	Diversion Date & Time
	ig	

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well UNKNOWN NA DRILLER	Certification No 1
Company Name UNKNOWN DRILLER	Copy of Well report provided to owner Date approval holder signed



---

## **APPENDIX B**

### **Current & Historical Land Ownership**

---





LAND TITLE CERTIFICATE

S  
LINC                                      SHORT LEGAL                                      TITLE NUMBER  
0032 752 263                              9223342;42;62MR                                      072 594 682 +53

LEGAL DESCRIPTION

PLAN 9223342 (INSERT ROMAN/RESERVE DESIG)  
BLOCK 42  
LOT 62MR  
CONTAINING 3.51 HECTARES ( 8.67 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:

	HECTARES	(ACRES)	MORE OR LESS
A) PLAN 0728745 - SUBDIVISION	0.081	0.20	(ROAD)

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;23;53;1;NW  
ESTATE: FEE SIMPLE

MUNICIPALITY: STRATHCONA COUNTY (SHERWOOD PARK)

REFERENCE NUMBER: 922 350 391 +8

-----  
REGISTERED OWNER(S)  
REGISTRATION      DATE (DMY)      DOCUMENT TYPE      VALUE      CONSIDERATION  
-----  
072 594 682      03/10/2007      SUBDIVISION PLAN

OWNERS

THE COUNTY OF STRATHCONA NO. 20.  
OF 2001 SHERWOOD DRIVE, SHERWOOD PARK  
ALBERTA T8A 3W7

-----  
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 18 DAY OF APRIL,  
2016 AT 12:18 P.M.

ORDER NUMBER: 30485546

CUSTOMER FILE NUMBER: ED67 38765



\*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 OCTOBER 03,2007

S  
LINC                                      SHORT LEGAL                                      TITLE NUMBER  
0023 986 623                              9223342;42;62MR                                      922 350 391 +8

LEGAL DESCRIPTION  
PLAN 9223342  
BLOCK 42  
LOT 62MR (MUNICIPAL RESERVE)  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 3.51 HECTARES (8.67 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 4;23;53;1;NW

MUNICIPALITY: STRATHCONA COUNTY (SHERWOOD PARK)

REFERENCE NUMBER: 922 289 998

-----

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
922 350 391	12/11/1992	SUBDIVISION	PLAN		

-----

OWNERS  
THE COUNTY OF STRATHCONA NO. 20.  
OF 2001 SHERWOOD DRIVE, SHERWOOD PARK  
ALBERTA T8A 3W7

-----

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION	DATE (D/M/Y)	PARTICULARS
072 594 682	03/10/2007	SUBDIVISION PLAN 0728745 TITLE CANCELLED AS TO PART AND NEW TITLE ISSUED FOR THE REMAINDER

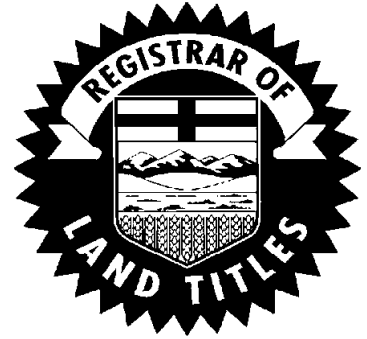
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TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 18 DAY OF APRIL,  
2016 AT 12:18 P.M.

ORDER NUMBER: 30485546

CUSTOMER FILE NUMBER: ED67 38765



\*END OF CERTIFICATE\*

---

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
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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 NOVEMBER 12,1992

S  
 LINC                                      SHORT LEGAL                                      TITLE NUMBER  
 0022 869 192                              4;23;53;1;NW                                      922 289 998

LEGAL DESCRIPTION

THE NORTH WEST QUARTER OF SECTION ONE (1)  
 TOWNSHIP FIFTY THREE (53)  
 RANGE TWENTY THREE (23)  
 WEST OF THE FOURTH MERIDIAN,  
 CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS.

EXCEPTING THEREOUT:	HECTARES	(ACRES)	MORE OR LESS
A) PLAN 8821831 - ROAD	2.332	5.76	
B) PLAN 8822419 - SUBDIVISION	7.08	17.50	
C) PLAN 8922189 - SUBDIVISION	3.73	9.22	
D) PLAN 8922894 - SUBDIVISION	6.20	15.32	
E) PLAN 9020436 - SUBDIVISION	1.73	4.27	
F) PLAN 9021911 - SUBDIVISION	4.42	10.92	
G) PLAN 9123161 - SUBDIVISION	3.05	7.54	
H) PLAN 9221930 - SUBDIVISION	2.96	7.31	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: STRATHCONA COUNTY (SHERWOOD PARK)

REFERENCE NUMBER: 922 289 957  
 922 289 956

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
922 289 998	24/09/1992	CONSOLIDATION - INTERESTS		

OWNERS

BRADSON PROJECTS LTD.  
 OF #203 - 8657 51 AVENUE, EDMONTON  
 ALBERTA T6E 6A8

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 922 289 998

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
309PL	05/07/1967	CAVEAT RE : ORDER CAVEATOR - CIGOL BITTERN LAKE TRANSMISSION LTD. "ORDER NO. 28222"
2603RX	14/04/1970	CAVEAT CAVEATOR - NORTHWESTERN UTILITIES LIMITED.
872 264 161	30/10/1987	CAVEAT RE : AGREEMENT FOR SALE CAVEATOR - TRI-NORTH HOLDINGS LTD. 12303 GRANDVIEW DRIVE EDMONTON ALBERTA T6H4K3
882 091 342	29/04/1988	CAVEAT RE : AGREEMENT FOR SALE CAVEATOR - 376958 ALBERTA LTD. 203, 8657 51 AVE EDMONTON ALBERTA T6E6A8
882 247 568	17/10/1988	CAVEAT RE : BENEFICIAL OWNER CAVEATOR - BRADSON PROJECTS LTD. CAVEATOR - 348593 ALBERTA LTD. CAVEATOR - 348591 ALBERTA LTD. CAVEATOR - 339984 ALBERTA LTD. CAVEATOR - 379988 ALBERTA LTD. CAVEATOR - FINK'S PROPERTIES LTD. CAVEATOR - 340512 ALBERTA LTD. CAVEATOR - 383101 ALBERTA LTD. CAVEATOR - 383174 ALBERTA LTD. CAVEATOR - 382945 ALBERTA LTD. CAVEATOR - 383175 ALBERTA LTD. CAVEATOR - 382857 ALBERTA INC. CAVEATOR - 383050 ALBERTA LTD. CAVEATOR - BUNNY DAYCARE (1986) LTD. CAVEATOR - 382484 ALBERTA LTD. CAVEATOR - 382852 ALBERTA LIMITED. ALL OF : #203 - 8657 51 AVENUE, EDMONTON ALBERTA T6E6A8 AGENT - KEITH BRADLEY
882 247 578	17/10/1988	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE COUNTY OF STRATHCONA NO. 20. FRANK VESPI, 2001 SHERWOOD DRIVE, SHERWOOD PARK ALBERTA

( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 3  
# 922 289 998

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
912 299 669	31/10/1991	DISCHARGE OF CAVEAT 2603RX PARTIAL DISCHARGED EXCEPT AS TO THE MOST WESTERLY 45 FEET IN PERPENDICULAR WIDTH THROUGHOUT
922 290 060	24/09/1992	DISCHARGE OF CAVEAT 872264161
922 290 061	24/09/1992	DISCHARGE OF CAVEAT 882091342
922 290 062	24/09/1992	MORTGAGE MORTGAGEE - CPF ADVISORY SERVICES LIMITED. 1524 ROYAL BANK BUILDING, 10117 JASPER AVENUE EDMONTON ALBERTA T5J1W8 ORIGINAL PRINCIPAL AMOUNT: \$1,600,000
922 290 063	24/09/1992	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES , ETC. CAVEATOR - CPF ADVISORY SERVICES LIMITED. #2500, 10303 JASPER AVENUE EDMONTON ALBERTA T5J3N6 AGENT - SOLOMAN OSHRY
922 290 064	24/09/1992	POSTPONEMENT OF CAVE 882247568 TO MORT 922290062 CAVE 922290063
922 290 065	24/09/1992	MORTGAGE MORTGAGEE - CPF ADVISORY SERVICES LIMITED. 1524 ROYAL BANK BUILDING, 10117 JASPER AVENUE EDMONTON ALBERTA T5J1W8 ORIGINAL PRINCIPAL AMOUNT: \$400,000
922 290 066	24/09/1992	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES , ETC. CAVEATOR - CPF ADVISORY SERVICES LIMITED. #2500, 10303 JASPER AVENUE EDMONTON ALBERTA T5J3N6 AGENT - SOLOMAN OSHRY
922 290 067	24/09/1992	POSTPONEMENT OF CAVE 882247568 TO MORT 922290065 CAVE 922290066
922 350 389	12/11/1992	DISCHARGE OF CAVEAT 309PL
922 350 390	12/11/1992	SURVEYS DISCHARGE

( CONTINUED )



REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

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AFFECTS INSTRUMENT:    882247578  
AS TO NEW PLAN

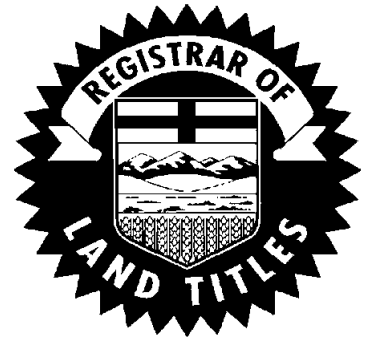
922 350 391    12/11/1992 SUBDIVISION PLAN 9223342  
TITLE CANCELLED AS TO PART AND NEW TITLE ISSUED  
FOR THE REMAINDER

TOTAL INSTRUMENTS: 018

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 18 DAY OF APRIL,  
2016 AT 12:18 P.M.

ORDER NUMBER:    30485546

CUSTOMER FILE NUMBER:    ED67 38765



\*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 SEPTEMBER 24,1992

S  
 LINC                                      SHORT LEGAL                                      TITLE NUMBER  
 0022 869 192                              4;23;53;1;NW                                      922 289 957

LEGAL DESCRIPTION

THE NORTH WEST QUARTER OF SECTION ONE (1)  
 TOWNSHIP FIFTY THREE (53)  
 RANGE TWENTY THREE (23)  
 WEST OF THE FOURTH MERIDIAN,  
 CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS.

EXCEPTING THEREOUT:	HECTARES	(ACRES)	MORE OR LESS
A) PLAN 8821831 - ROAD	2.332	5.76	
B) PLAN 8822419 - SUBDIVISION	7.08	17.50	
C) PLAN 8922189 - SUBDIVISION	3.73	9.22	
D) PLAN 8922894 - SUBDIVISION	6.20	15.32	
E) PLAN 9020436 - SUBDIVISION	1.73	4.27	
F) PLAN 9021911 - SUBDIVISION	4.42	10.92	
G) PLAN 9123161 - SUBDIVISION	3.05	7.54	
H) PLAN 9221930 - SUBDIVISION	2.96	7.31	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: STRATHCONA COUNTY (SHERWOOD PARK)

REFERENCE NUMBER: 922 183 588 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
922 289 957	24/09/1992	TRANSFER OF LAND	\$419,016	SEE INSTRUMENT

OWNERS

BRADSON PROJECTS LTD.  
 OF #203 - 8657 51 AVENUE, EDMONTON  
 ALBERTA T6E 6A8  
 AS TO AN UNDIVIDED 1/3 INTEREST

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 922 289 957

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
309PL	05/07/1967	CAVEAT RE : ORDER CAVEATOR - CIGOL BITTERN LAKE TRANSMISSION LTD. "ORDER NO. 28222"
2603RX	14/04/1970	CAVEAT CAVEATOR - NORTHWESTERN UTILITIES LIMITED.
872 264 161	30/10/1987	CAVEAT RE : AGREEMENT FOR SALE CAVEATOR - TRI-NORTH HOLDINGS LTD. 12303 GRANDVIEW DRIVE EDMONTON ALBERTA T6H4K3
882 091 342	29/04/1988	CAVEAT RE : AGREEMENT FOR SALE CAVEATOR - 376958 ALBERTA LTD. 203, 8657 51 AVE EDMONTON ALBERTA T6E6A8
882 247 568	17/10/1988	CAVEAT RE : BENEFICIAL OWNER CAVEATOR - BRADSON PROJECTS LTD. CAVEATOR - 348593 ALBERTA LTD. CAVEATOR - 348591 ALBERTA LTD. CAVEATOR - 339984 ALBERTA LTD. CAVEATOR - 379988 ALBERTA LTD. CAVEATOR - FINK'S PROPERTIES LTD. CAVEATOR - 340512 ALBERTA LTD. CAVEATOR - 383101 ALBERTA LTD. CAVEATOR - 383174 ALBERTA LTD. CAVEATOR - 382945 ALBERTA LTD. CAVEATOR - 383175 ALBERTA LTD. CAVEATOR - 382857 ALBERTA INC. CAVEATOR - 383050 ALBERTA LTD. CAVEATOR - BUNNY DAYCARE (1986) LTD. CAVEATOR - 382484 ALBERTA LTD. CAVEATOR - 382852 ALBERTA LIMITED. ALL OF : #203 - 8657 51 AVENUE, EDMONTON ALBERTA T6E6A8 AGENT - KEITH BRADLEY
882 247 578	17/10/1988	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE COUNTY OF STRATHCONA NO. 20. FRANK VESPI, 2001 SHERWOOD DRIVE, SHERWOOD PARK ALBERTA

( CONTINUED )

## REGISTRATION

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NUMBER	DATE (D/M/Y)	PARTICULARS
912 299 669	31/10/1991	DISCHARGE OF CAVEAT 2603RX PARTIAL DISCHARGED EXCEPT AS TO THE MOST WESTERLY 45 FEET IN PERPENDICULAR WIDTH THROUGHOUT
922 289 998	24/09/1992	CONSOLIDATION - INTERESTS OWNERS - BRADSON PROJECTS LTD. #203 - 8657 51 AVENUE, EDMONTON ALBERTA T6E6A8 NEW TITLE ISSUED

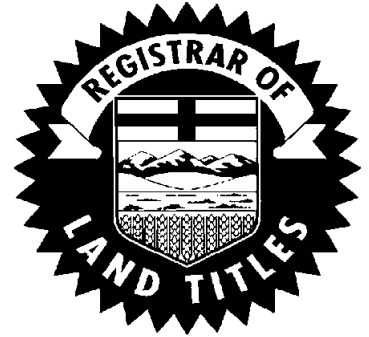
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TOTAL INSTRUMENTS: 008

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 18 DAY OF APRIL,  
2016 AT 12:18 P.M.

ORDER NUMBER: 30485546

CUSTOMER FILE NUMBER: ED67 38765



\*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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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 SEPTEMBER 24,1992

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0022 869 192            4;23;53;1;NW                      922 289 956

LEGAL DESCRIPTION

THE NORTH WEST QUARTER OF SECTION ONE (1)  
TOWNSHIP FIFTY THREE (53)  
RANGE TWENTY THREE (23)  
WEST OF THE FOURTH MERIDIAN,  
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS.

EXCEPTING THEREOUT:                      HECTARES                      (ACRES) MORE OR LESS

A) PLAN 8821831	- ROAD	2.332	5.76
B) PLAN 8822419	- SUBDIVISION	7.08	17.50
C) PLAN 8922189	- SUBDIVISION	3.73	9.22
D) PLAN 8922894	- SUBDIVISION	6.20	15.32
E) PLAN 9020436	- SUBDIVISION	1.73	4.27
F) PLAN 9021911	- SUBDIVISION	4.42	10.92
G) PLAN 9123161	- SUBDIVISION	3.05	7.54
H) PLAN 9221930	- SUBDIVISION	2.96	7.31

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: STRATHCONA COUNTY (SHERWOOD PARK)

REFERENCE NUMBER: 922 183 588

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REGISTERED OWNER(S)  
REGISTRATION      DATE (DMY)      DOCUMENT TYPE      VALUE      CONSIDERATION  
-----  
922 289 956      24/09/1992      TRANSFER OF LAND      \$838,000      SEE INSTRUMENT

OWNERS

BRADSON PROJECTS LTD.  
OF #203 - 8657 51 AVENUE, EDMONTON  
ALBERTA T6E 6A8  
AS TO AN UNDIVIDED 2/3 INTEREST

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 922 289 956

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
309PL	05/07/1967	CAVEAT RE : ORDER CAVEATOR - CIGOL BITTERN LAKE TRANSMISSION LTD. "ORDER NO. 28222"
2603RX	14/04/1970	CAVEAT CAVEATOR - NORTHWESTERN UTILITIES LIMITED.
872 264 161	30/10/1987	CAVEAT RE : AGREEMENT FOR SALE CAVEATOR - TRI-NORTH HOLDINGS LTD. 12303 GRANDVIEW DRIVE EDMONTON ALBERTA T6H4K3
882 091 342	29/04/1988	CAVEAT RE : AGREEMENT FOR SALE CAVEATOR - 376958 ALBERTA LTD. 203, 8657 51 AVE EDMONTON ALBERTA T6E6A8
882 247 568	17/10/1988	CAVEAT RE : BENEFICIAL OWNER CAVEATOR - BRADSON PROJECTS LTD. CAVEATOR - 348593 ALBERTA LTD. CAVEATOR - 348591 ALBERTA LTD. CAVEATOR - 339984 ALBERTA LTD. CAVEATOR - 379988 ALBERTA LTD. CAVEATOR - FINK'S PROPERTIES LTD. CAVEATOR - 340512 ALBERTA LTD. CAVEATOR - 383101 ALBERTA LTD. CAVEATOR - 383174 ALBERTA LTD. CAVEATOR - 382945 ALBERTA LTD. CAVEATOR - 383175 ALBERTA LTD. CAVEATOR - 382857 ALBERTA INC. CAVEATOR - 383050 ALBERTA LTD. CAVEATOR - BUNNY DAYCARE (1986) LTD. CAVEATOR - 382484 ALBERTA LTD. CAVEATOR - 382852 ALBERTA LIMITED. ALL OF : #203 - 8657 51 AVENUE, EDMONTON ALBERTA T6E6A8 AGENT - KEITH BRADLEY
882 247 578	17/10/1988	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE COUNTY OF STRATHCONA NO. 20. FRANK VESPI, 2001 SHERWOOD DRIVE, SHERWOOD PARK ALBERTA

( CONTINUED )

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
912 299 669	31/10/1991	DISCHARGE OF CAVEAT 2603RX PARTIAL DISCHARGED EXCEPT AS TO THE MOST WESTERLY 45 FEET IN PERPENDICULAR WIDTH THROUGHOUT

922 289 998	24/09/1992	CONSOLIDATION - INTERESTS OWNERS - BRADSON PROJECTS LTD. #203 - 8657 51 AVENUE, EDMONTON ALBERTA T6E6A8 NEW TITLE ISSUED
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TOTAL INSTRUMENTS: 008

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 18 DAY OF APRIL,  
2016 AT 12:18 P.M.

ORDER NUMBER: 30485546

CUSTOMER FILE NUMBER: ED67 38765



\*END OF CERTIFICATE\*

---

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON JUNE 25,1992

S
LINC SHORT LEGAL TITLE NUMBER
0022 867 759 4;23;53;1;NW 922 182 885 +1

LEGAL DESCRIPTION

THE NORTH WEST QUARTER OF SECTION ONE (1)
TOWNSHIP FIFTY THREE (53)
RANGE TWENTY THREE (23)
WEST OF THE FOURTH MERIDIAN,
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS.

Table with columns: EXCEPTING THEREOUT:, HECTARES, (ACRES) MORE OR LESS. Rows A) through H) listing various plans and subdivisions with their respective areas.

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: STRATHCONA COUNTY (SHERWOOD PARK)

REFERENCE NUMBER: 912 300 124 +1

Table header for REGISTERED OWNER(S) with columns: REGISTRATION, DATE (DMY), DOCUMENT TYPE, VALUE, CONSIDERATION.

922 182 885 25/06/1992 TRANSFER OF PART OF LAND

OWNERS

ROYAL BANK OF CANADA.
OF 10107 JASPER AVENUE, EDMONTON
ALBERTA T5J 2R4
AS TO AN UNDIVIDED 1/3 INTEREST



-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 922 182 885 +1

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
309PL	05/07/1967	CAVEAT RE : ORDER CAVEATOR - CIGOL BITTERN LAKE TRANSMISSION LTD. "ORDER NO. 28222"
6676RL	20/11/1969	PUBLIC UTILITIES BOARD ORDER AFFECTED PLAN: 5752NY "ORDER NO. 29453"
2603RX	14/04/1970	CAVEAT CAVEATOR - NORTHWESTERN UTILITIES LIMITED.
872 264 161	30/10/1987	CAVEAT RE : AGREEMENT FOR SALE CAVEATOR - TRI-NORTH HOLDINGS LTD. 12303 GRANDVIEW DRIVE EDMONTON ALBERTA T6H4K3
882 091 342	29/04/1988	CAVEAT RE : AGREEMENT FOR SALE CAVEATOR - 376958 ALBERTA LTD. 203, 8657 51 AVE EDMONTON ALBERTA T6E6A8
882 247 568	17/10/1988	CAVEAT RE : BENEFICIAL OWNER CAVEATOR - BRADSON PROJECTS LTD. CAVEATOR - 348593 ALBERTA LTD. CAVEATOR - 348591 ALBERTA LTD. CAVEATOR - 339984 ALBERTA LTD. CAVEATOR - 379988 ALBERTA LTD. CAVEATOR - FINK'S PROPERTIES LTD. CAVEATOR - 340512 ALBERTA LTD. CAVEATOR - 383101 ALBERTA LTD. CAVEATOR - 383174 ALBERTA LTD. CAVEATOR - 382945 ALBERTA LTD. CAVEATOR - 383175 ALBERTA LTD. CAVEATOR - 382857 ALBERTA INC. CAVEATOR - 383050 ALBERTA LTD. CAVEATOR - BUNNY DAYCARE (1986) LTD. CAVEATOR - 382484 ALBERTA LTD. CAVEATOR - 382852 ALBERTA LIMITED. ALL OF : #203 - 8657 51 AVENUE, EDMONTON ALBERTA T6E6A8 AGENT - KEITH BRADLEY
882 247 578	17/10/1988	CAVEAT RE : DEFERRED RESERVE

( CONTINUED )

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

-----

CAVEATOR - THE COUNTY OF STRATHCONA NO. 20.  
FRANK VESPI, 2001 SHERWOOD DRIVE, SHERWOOD PARK  
ALBERTA

912 299 669      31/10/1991 DISCHARGE OF CAVEAT 2603RX  
PARTIAL  
DISCHARGED EXCEPT AS TO THE MOST WESTERLY  
45 FEET IN PERPENDICULAR WIDTH THROUGHOUT

922 183 588      25/06/1992 AMENDMENT-LEGAL DESCRIPTION  
NEW TITLE ISSUED  
ADD PLAN NUMBER

TOTAL INSTRUMENTS: 009

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 18 DAY OF APRIL,  
2016 AT 02:59 P.M.

ORDER NUMBER:      30488223

CUSTOMER FILE NUMBER:      ED67 38765



\*END OF CERTIFICATE\*

-----  
THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON JUNE 25,1992

S LINC SHORT LEGAL TITLE NUMBER
0022 867 683 4;23;53;1;NW 922 182 841 +1

LEGAL DESCRIPTION

THE NORTH WEST QUARTER OF SECTION ONE (1)
TOWNSHIP FIFTY THREE (53)
RANGE TWENTY THREE (23)
WEST OF THE FOURTH MERIDIAN,
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS.

Table with columns: EXCEPTING THEREOUT:, HECTARES, (ACRES) MORE OR LESS. Rows A) through H) listing various plans and subdivisions with their respective areas.

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: STRATHCONA COUNTY (SHERWOOD PARK)

REFERENCE NUMBER: 912 300 124

Table header for REGISTERED OWNER(S) with columns: REGISTRATION, DATE (DMY), DOCUMENT TYPE, VALUE, CONSIDERATION.

922 182 841 25/06/1992 TRANSFER OF PART OF LAND

OWNERS

CANADIAN IMPERIAL BANK OF COMMERCE.
OF 9990 JASPER AVENUE, EDMONTON
ALBERTA T5J 2K3
AS TO AN UNDIVIDED 2/3 INTEREST

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 922 182 841 +1

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
309PL	05/07/1967	CAVEAT RE : ORDER CAVEATOR - CIGOL BITTERN LAKE TRANSMISSION LTD. "ORDER NO. 28222"
6676RL	20/11/1969	PUBLIC UTILITIES BOARD ORDER AFFECTED PLAN: 5752NY "ORDER NO. 29453"
2603RX	14/04/1970	CAVEAT CAVEATOR - NORTHWESTERN UTILITIES LIMITED.
872 264 161	30/10/1987	CAVEAT RE : AGREEMENT FOR SALE CAVEATOR - TRI-NORTH HOLDINGS LTD. 12303 GRANDVIEW DRIVE EDMONTON ALBERTA T6H4K3
882 091 342	29/04/1988	CAVEAT RE : AGREEMENT FOR SALE CAVEATOR - 376958 ALBERTA LTD. 203, 8657 51 AVE EDMONTON ALBERTA T6E6A8
882 247 568	17/10/1988	CAVEAT RE : BENEFICIAL OWNER CAVEATOR - BRADSON PROJECTS LTD. CAVEATOR - 348593 ALBERTA LTD. CAVEATOR - 348591 ALBERTA LTD. CAVEATOR - 339984 ALBERTA LTD. CAVEATOR - 379988 ALBERTA LTD. CAVEATOR - FINK'S PROPERTIES LTD. CAVEATOR - 340512 ALBERTA LTD. CAVEATOR - 383101 ALBERTA LTD. CAVEATOR - 383174 ALBERTA LTD. CAVEATOR - 382945 ALBERTA LTD. CAVEATOR - 383175 ALBERTA LTD. CAVEATOR - 382857 ALBERTA INC. CAVEATOR - 383050 ALBERTA LTD. CAVEATOR - BUNNY DAYCARE (1986) LTD. CAVEATOR - 382484 ALBERTA LTD. CAVEATOR - 382852 ALBERTA LIMITED. ALL OF : #203 - 8657 51 AVENUE, EDMONTON ALBERTA T6E6A8 AGENT - KEITH BRADLEY
882 247 578	17/10/1988	CAVEAT RE : DEFERRED RESERVE

( CONTINUED )

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

-----

CAVEATOR - THE COUNTY OF STRATHCONA NO. 20.  
FRANK VESPI, 2001 SHERWOOD DRIVE, SHERWOOD PARK  
ALBERTA

912 299 669      31/10/1991 DISCHARGE OF CAVEAT 2603RX  
PARTIAL  
DISCHARGED EXCEPT AS TO THE MOST WESTERLY  
45 FEET IN PERPENDICULAR WIDTH THROUGHOUT

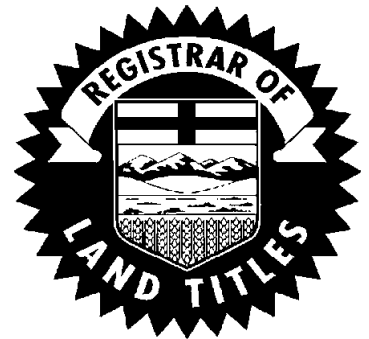
922 183 588      25/06/1992 AMENDMENT-LEGAL DESCRIPTION  
NEW TITLE ISSUED  
ADD PLAN NUMBER

TOTAL INSTRUMENTS: 009

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 18 DAY OF APRIL,  
2016 AT 02:59 P.M.

ORDER NUMBER:    30488223

CUSTOMER FILE NUMBER:    ED67 38765



\*END OF CERTIFICATE\*

-----  
THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
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THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



HISTORICAL LAND TITLE CERTIFICATE  
TITLE CANCELLED ON NOVEMBER 01,1991

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0020 362 380            4;23;53;1;NW                      912 299 686 +1

LEGAL DESCRIPTION

THE NORTH WEST QUARTER OF SECTION ONE (1)  
TOWNSHIP FIFTY THREE (53)  
RANGE TWENTY THREE (23)  
WEST OF THE FOURTH MERIDIAN,  
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS.

EXCEPTING THEREOUT:	HECTARES	(ACRES)	MORE OR LESS
A) PLAN 8821831 - ROAD	2.332	5.76	
B) PLAN 8822419 - SUBDIVISION	7.08	17.50	
C) PLAN 8922189 - SUBDIVISION	3.73	9.22	
D) PLAN 8922894 - SUBDIVISION	6.20	15.32	
E) PLAN 9020436 - SUBDIVISION	1.73	4.27	
F) PLAN 9021911 - SUBDIVISION	4.42	10.92	
G) PORTION LYING WITHIN NEW PLAN, CONTG. 3.05 HECTARES EXCEPTING THEREOUT ALL MINES AND MINERALS			

ESTATE: FEE SIMPLE

MUNICIPALITY: STRATHCONA COUNTY (SHERWOOD PARK)

REFERENCE NUMBER: 902 205 510 +1

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REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
912 299 686	31/10/1991	TRANSFER OF PART	OF LAND		

-----

OWNERS

ROYAL BANK OF CANADA.  
OF 10107 JASPER AVENUE, EDMONTON  
ALBERTA T5J 2R4  
AS TO AN UNDIVIDED 1/3 INTEREST

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 912 299 686 +1

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
309PL	05/07/1967	CAVEAT RE : ORDER CAVEATOR - CIGOL BITTERN LAKE TRANSMISSION LTD. "ORDER NO. 28222"
6676RL	20/11/1969	PUBLIC UTILITIES BOARD ORDER AFFECTED PLAN: 5752NY "ORDER NO. 29453"
2603RX	14/04/1970	CAVEAT CAVEATOR - NORTHWESTERN UTILITIES LIMITED.
872 264 161	30/10/1987	CAVEAT RE : AGREEMENT FOR SALE CAVEATOR - TRI-NORTH HOLDINGS LTD. 12303 GRANDVIEW DRIVE EDMONTON ALBERTA T6H4K3
882 091 342	29/04/1988	CAVEAT RE : AGREEMENT FOR SALE CAVEATOR - 376958 ALBERTA LTD. 203, 8657 51 AVE EDMONTON ALBERTA T6E6A8
882 247 568	17/10/1988	CAVEAT RE : BENEFICIAL OWNER CAVEATOR - BRADSON PROJECTS LTD. CAVEATOR - 348593 ALBERTA LTD. CAVEATOR - 348591 ALBERTA LTD. CAVEATOR - 339984 ALBERTA LTD. CAVEATOR - 379988 ALBERTA LTD. CAVEATOR - FINK'S PROPERTIES LTD. CAVEATOR - 340512 ALBERTA LTD. CAVEATOR - 383101 ALBERTA LTD. CAVEATOR - 383174 ALBERTA LTD. CAVEATOR - 382945 ALBERTA LTD. CAVEATOR - 383175 ALBERTA LTD. CAVEATOR - 382857 ALBERTA INC. CAVEATOR - 383050 ALBERTA LTD. CAVEATOR - BUNNY DAYCARE (1986) LTD. CAVEATOR - 382484 ALBERTA LTD. CAVEATOR - 382852 ALBERTA LIMITED. ALL OF : #203 - 8657 51 AVENUE, EDMONTON ALBERTA T6E6A8 AGENT - KEITH BRADLEY
882 247 578	17/10/1988	CAVEAT RE : DEFERRED RESERVE

( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

# 912 299 686 +1

## REGISTRATION

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

CAVEATOR - THE COUNTY OF STRATHCONA NO. 20.  
FRANK VESPI, 2001 SHERWOOD DRIVE, SHERWOOD PARK  
ALBERTA

912 059 354 12/03/1991 CAVEAT  
RE : AGREEMENT CHARGING LAND  
CAVEATOR - CPF ADVISORY SERVICES LIMITED.  
#2500, 10303 JASPER AVENUE  
EDMONTON  
ALBERTA T5J3N6  
AGENT - SOLOMON OSHRY

912 059 355 12/03/1991 CAVEAT  
RE : ASSIGNMENT OF RENTS AND LEASES  
CAVEATOR - CPF ADVISORY SERVICES LIMITED.  
#2500, 10303 JASPER AVENUE  
EDMONTON  
ALBERTA T5J3N6  
AGENT - SOLOMON OSHRY

912 059 357 12/03/1991 POSTPONEMENT  
OF CAVE 882247568  
TO CAVE 912059354

912 272 733 04/10/1991 CAVEAT  
RE : AGREEMENT CHARGING LAND , ETC.  
CAVEATOR - D.W.C. HOLDINGS LTD.  
C/O MESSRS SHAW & TAMKE  
203, 8657-51 AVE  
EDMONTON  
ALBERTA T6E6A8

912 272 734 04/10/1991 POSTPONEMENT  
OF CAVE 882247568  
TO CAVE 912272733

912 299 669 31/10/1991 DISCHARGE OF CAVEAT 2603RX  
PARTIAL  
DISCHARGED EXCEPT AS TO THE MOST WESTERLY  
45 FEET IN PERPENDICULAR WIDTH THROUGHOUT

912 300 124 01/11/1991 AMENDMENT-LEGAL DESCRIPTION  
NEW TITLE ISSUED  
TO ADD ON NEW PLAN NUMBER

TOTAL INSTRUMENTS: 014

( CONTINUED )



THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 18 DAY OF APRIL,  
2016 AT 02:59 P.M.

ORDER NUMBER: 30488223

CUSTOMER FILE NUMBER: ED67 38765



\*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 NOVEMBER 01,1991

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0020 362 307            4;23;53;1;NW                      912 299 670 +1

LEGAL DESCRIPTION

THE NORTH WEST QUARTER OF SECTION ONE (1)  
TOWNSHIP FIFTY THREE (53)  
RANGE TWENTY THREE (23)  
WEST OF THE FOURTH MERIDIAN,  
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS.  
EXCEPTING THEREOUT:                      HECTARES            (ACRES) MORE OR LESS  
A) PLAN 8821831    - ROAD                      2.332            5.76  
B) PLAN 8822419    - SUBDIVISION            7.08            17.50  
C) PLAN 8922189    - SUBDIVISION            3.73            9.22  
D) PLAN 8922894    - SUBDIVISION            6.20            15.32  
E) PLAN 9020436    - SUBDIVISION            1.73            4.27  
F) PLAN 9021911    - SUBDIVISION            4.42            10.92  
G) ALL THAT PORTION LYING WITHIN NEW PLAN, CONTG. 3.05 HECTARES  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: STRATHCONA COUNTY (SHERWOOD PARK)

REFERENCE NUMBER: 902 205 510

-----

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
912 299 670	31/10/1991	TRANSFER OF PART OF LAND		

-----

OWNERS

CANADIAN IMPERIAL BANK OF COMMERCE.  
OF 9990 JASPER AVENUE, EDMONTON  
ALBERTA T5J 2K3  
AS TO AN UNDIVIDED 2/3 INTEREST

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 912 299 670 +1

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
309PL	05/07/1967	CAVEAT RE : ORDER CAVEATOR - CIGOL BITTERN LAKE TRANSMISSION LTD. "ORDER NO. 28222"
6676RL	20/11/1969	PUBLIC UTILITIES BOARD ORDER AFFECTED PLAN: 5752NY "ORDER NO. 29453"
2603RX	14/04/1970	CAVEAT CAVEATOR - NORTHWESTERN UTILITIES LIMITED.
872 264 161	30/10/1987	CAVEAT RE : AGREEMENT FOR SALE CAVEATOR - TRI-NORTH HOLDINGS LTD. 12303 GRANDVIEW DRIVE EDMONTON ALBERTA T6H4K3
882 091 342	29/04/1988	CAVEAT RE : AGREEMENT FOR SALE CAVEATOR - 376958 ALBERTA LTD. 203, 8657 51 AVE EDMONTON ALBERTA T6E6A8
882 247 568	17/10/1988	CAVEAT RE : BENEFICIAL OWNER CAVEATOR - BRADSON PROJECTS LTD. CAVEATOR - 348593 ALBERTA LTD. CAVEATOR - 348591 ALBERTA LTD. CAVEATOR - 339984 ALBERTA LTD. CAVEATOR - 379988 ALBERTA LTD. CAVEATOR - FINK'S PROPERTIES LTD. CAVEATOR - 340512 ALBERTA LTD. CAVEATOR - 383101 ALBERTA LTD. CAVEATOR - 383174 ALBERTA LTD. CAVEATOR - 382945 ALBERTA LTD. CAVEATOR - 383175 ALBERTA LTD. CAVEATOR - 382857 ALBERTA INC. CAVEATOR - 383050 ALBERTA LTD. CAVEATOR - BUNNY DAYCARE (1986) LTD. CAVEATOR - 382484 ALBERTA LTD. CAVEATOR - 382852 ALBERTA LIMITED. ALL OF : #203 - 8657 51 AVENUE, EDMONTON ALBERTA T6E6A8 AGENT - KEITH BRADLEY
882 247 578	17/10/1988	CAVEAT RE : DEFERRED RESERVE

( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

## REGISTRATION

# 912 299 670 +1

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

CAVEATOR - THE COUNTY OF STRATHCONA NO. 20.  
FRANK VESPI, 2001 SHERWOOD DRIVE, SHERWOOD PARK  
ALBERTA

912 059 354 12/03/1991 CAVEAT  
RE : AGREEMENT CHARGING LAND  
CAVEATOR - CPF ADVISORY SERVICES LIMITED.  
#2500, 10303 JASPER AVENUE  
EDMONTON  
ALBERTA T5J3N6  
AGENT - SOLOMON OSHRY

912 059 355 12/03/1991 CAVEAT  
RE : ASSIGNMENT OF RENTS AND LEASES  
CAVEATOR - CPF ADVISORY SERVICES LIMITED.  
#2500, 10303 JASPER AVENUE  
EDMONTON  
ALBERTA T5J3N6  
AGENT - SOLOMON OSHRY

912 059 357 12/03/1991 POSTPONEMENT  
OF CAVE 882247568  
TO CAVE 912059354

912 272 733 04/10/1991 CAVEAT  
RE : AGREEMENT CHARGING LAND , ETC.  
CAVEATOR - D.W.C. HOLDINGS LTD.  
C/O MESSRS SHAW & TAMKE  
203, 8657-51 AVE  
EDMONTON  
ALBERTA T6E6A8

912 272 734 04/10/1991 POSTPONEMENT  
OF CAVE 882247568  
TO CAVE 912272733

912 299 669 31/10/1991 DISCHARGE OF CAVEAT 2603RX  
PARTIAL  
DISCHARGED EXCEPT AS TO THE MOST WESTERLY  
45 FEET IN PERPENDICULAR WIDTH THROUGHOUT

912 300 124 01/11/1991 AMENDMENT-LEGAL DESCRIPTION  
NEW TITLE ISSUED  
TO ADD ON NEW PLAN NUMBER

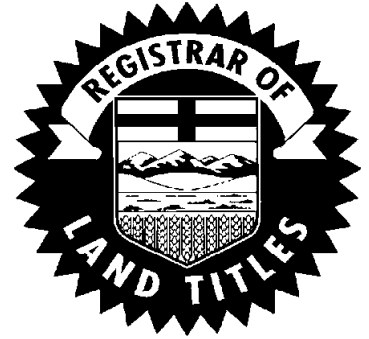
TOTAL INSTRUMENTS: 014

( CONTINUED )

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 18 DAY OF APRIL,  
2016 AT 02:59 P.M.

ORDER NUMBER: 30488223

CUSTOMER FILE NUMBER: ED67 38765



\*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 11,1990

S  
LINC                                SHORT LEGAL                                TITLE NUMBER  
0014 258 529                        4;23;53;1;NW                                902 202 670 +1

LEGAL DESCRIPTION

THE NORTH WEST QUARTER OF SECTION ONE (1)  
TOWNSHIP FIFTY THREE (53)  
RANGE TWENTY THREE (23)  
WEST OF THE FOURTH MERIDIAN,  
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS.

EXCEPTING THEREOUT:		HECTARES	(ACRES)	MORE OR LESS
A) PLAN 8821831	- ROAD	2.332	5.76	
B) PLAN 8822419	- SUBDIVISION	7.08	17.50	
C) PLAN 8922189	- SUBDIVISION	3.73	9.22	
D) PLAN 8922894	- SUBDIVISION	6.20	15.32	
E) PLAN 9020436	- SUBDIVISION	1.73	4.27	
F) PLAN 902....	- SUBDIVISION	4.42	10.92	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: STRATHCONA COUNTY (SHERWOOD PARK)

REFERENCE NUMBER: 902 046 235

-----

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
902 202 670	09/07/1990	TRANSFER OF PART	OF LAND		

-----

OWNERS

ROYAL BANK OF CANADA.  
OF 10107 JASPER AVENUE, EDMONTON  
ALBERTA T5J 2R4  
AS TO AN UNDIVIDED 1/3 INTEREST

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 902 202 670 +1

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
309PL	05/07/1967	CAVEAT RE : ORDER CAVEATOR - CIGOL BITTERN LAKE TRANSMISSION LTD. "ORDER NO. 28222"
6676RL	20/11/1969	PUBLIC UTILITIES BOARD ORDER AFFECTED PLAN: 5752NY "ORDER NO. 29453"
2603RX	14/04/1970	CAVEAT CAVEATOR - NORTHWESTERN UTILITIES LIMITED.
872 264 161	30/10/1987	CAVEAT RE : AGREEMENT FOR SALE CAVEATOR - TRI-NORTH HOLDINGS LTD. 12303 GRANDVIEW DRIVE EDMONTON ALBERTA T6H4K3
882 091 342	29/04/1988	CAVEAT RE : AGREEMENT FOR SALE CAVEATOR - 376958 ALBERTA LTD. 203, 8657 51 AVE EDMONTON ALBERTA T6E6A8
882 247 568	17/10/1988	CAVEAT RE : BENEFICIAL OWNER CAVEATOR - BRADSON PROJECTS LTD. CAVEATOR - 348593 ALBERTA LTD. CAVEATOR - 348591 ALBERTA LTD. CAVEATOR - 339984 ALBERTA LTD. CAVEATOR - 379988 ALBERTA LTD. CAVEATOR - FINK'S PROPERTIES LTD. CAVEATOR - 340512 ALBERTA LTD. CAVEATOR - 383101 ALBERTA LTD. CAVEATOR - 383174 ALBERTA LTD. CAVEATOR - 382945 ALBERTA LTD. CAVEATOR - 383175 ALBERTA LTD. CAVEATOR - 382857 ALBERTA INC. CAVEATOR - 383050 ALBERTA LTD. CAVEATOR - BUNNY DAYCARE (1986) LTD. CAVEATOR - 382484 ALBERTA LTD. CAVEATOR - 382852 ALBERTA LIMITED. ALL OF : #203 - 8657 51 AVENUE, EDMONTON ALBERTA T6E6A8 AGENT - KEITH BRADLEY
882 247 578	17/10/1988	CAVEAT RE : DEFERRED RESERVE

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

# 902 202 670 +1

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		CAVEATOR - THE COUNTY OF STRATHCONA NO. 20. FRANK VESPI, 2001 SHERWOOD DRIVE, SHERWOOD PARK ALBERTA
892 267 560	18/10/1989	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - CPF ADVISORY SERVICES LIMITED. 2500, 10303 JASPER AVE, EDMONTON ALBERTA AGENT - SOLOMON OSHRY
892 284 597	01/11/1989	POSTPONEMENT OF CAVE 882247568 TO CAVE 892267560
892 293 771	09/11/1989	CAVEAT RE : SEE INSTRUMENT CAVEATOR - CPF ADVISORY SERVICES LIMITED. 2500, 10104-103 AVENUE, EDMONTON ALBERTA T5J1V3 AGENT - ARMAND J MOSS
892 295 182	11/11/1989	POSTPONEMENT OF CAVE 882247568 TO CAVE 892293771
902 046 545	15/02/1990	CAVEAT RE : SEE INSTRUMENT CAVEATOR - CPF ADVISORY SERVICES LIMITED. C/O BISHOP & MCKENZIE 2500, 10104 - 103 AVE., ,EDMONTON, ALBERTA T5J1V3 AGENT - PATRICK M. BENTLEY
902 046 622	15/02/1990	POSTPONEMENT OF CAVE 882247568 TO CAVE 902046545
902 202 975	09/07/1990	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - CPF ADVISORY SERVICES LIMITED. 2500, 10104-103 AVENUE, EDMONTON ALBERTA T5J1V3 AGENT - ARMAND J MOSS
902 205 510	11/07/1990	AMENDMENT-LEGAL DESCRIPTION NEW TITLE ISSUED

TOTAL INSTRUMENTS: 015

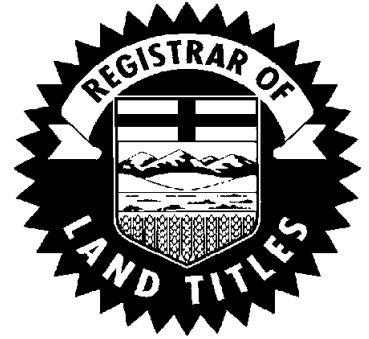
( CONTINUED )



THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 18 DAY OF APRIL,  
2016 AT 02:59 P.M.

ORDER NUMBER: 30488223

CUSTOMER FILE NUMBER: ED67 38765



\*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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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 11, 1990

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0014 258 529            4;23;53;1;NW                      902 202 479 +1

LEGAL DESCRIPTION

THE NORTH WEST QUARTER OF SECTION ONE (1)  
TOWNSHIP FIFTY THREE (53)  
RANGE TWENTY THREE (23)  
WEST OF THE FOURTH MERIDIAN,  
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS.

EXCEPTING THEREOUT:	HECTARES	(ACRES)	MORE OR LESS
A) PLAN 8821831 - ROAD	2.332	5.76	
B) PLAN 8822419 - SUBDIVISION	7.08	17.50	
C) PLAN 8922189 - SUBDIVISION	3.73	9.22	
D) PLAN 8922894 - SUBDIVISION	6.20	15.32	
E) PLAN 9020436 - SUBDIVISION	1.73	4.27	
F) PLAN 902.... - SUBDIVISION	4.42	10.92	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: STRATHCONA COUNTY (SHERWOOD PARK)

REFERENCE NUMBER: 902 046 235 +1

---

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
902 202 479	09/07/1990	TRANSFER OF PART	OF LAND		

OWNERS

CANADIAN IMPERIAL BANK OF COMMERCE.  
OF 9990 JASPER AVENUE, EDMONTON  
ALBERTA T5J 2K3  
AS TO AN UNDIVIDED 2/3 INTEREST

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 902 202 479 +1

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
309PL	05/07/1967	CAVEAT RE : ORDER CAVEATOR - CIGOL BITTERN LAKE TRANSMISSION LTD. "ORDER NO. 28222"
6676RL	20/11/1969	PUBLIC UTILITIES BOARD ORDER AFFECTED PLAN: 5752NY "ORDER NO. 29453"
2603RX	14/04/1970	CAVEAT CAVEATOR - NORTHWESTERN UTILITIES LIMITED.
872 264 161	30/10/1987	CAVEAT RE : AGREEMENT FOR SALE CAVEATOR - TRI-NORTH HOLDINGS LTD. 12303 GRANDVIEW DRIVE EDMONTON ALBERTA T6H4K3
882 091 342	29/04/1988	CAVEAT RE : AGREEMENT FOR SALE CAVEATOR - 376958 ALBERTA LTD. 203, 8657 51 AVE EDMONTON ALBERTA T6E6A8
882 247 568	17/10/1988	CAVEAT RE : BENEFICIAL OWNER CAVEATOR - BRADSON PROJECTS LTD. CAVEATOR - 348593 ALBERTA LTD. CAVEATOR - 348591 ALBERTA LTD. CAVEATOR - 339984 ALBERTA LTD. CAVEATOR - 379988 ALBERTA LTD. CAVEATOR - FINK'S PROPERTIES LTD. CAVEATOR - 340512 ALBERTA LTD. CAVEATOR - 383101 ALBERTA LTD. CAVEATOR - 383174 ALBERTA LTD. CAVEATOR - 382945 ALBERTA LTD. CAVEATOR - 383175 ALBERTA LTD. CAVEATOR - 382857 ALBERTA INC. CAVEATOR - 383050 ALBERTA LTD. CAVEATOR - BUNNY DAYCARE (1986) LTD. CAVEATOR - 382484 ALBERTA LTD. CAVEATOR - 382852 ALBERTA LIMITED. ALL OF : #203 - 8657 51 AVENUE, EDMONTON ALBERTA T6E6A8 AGENT - KEITH BRADLEY
882 247 578	17/10/1988	CAVEAT RE : DEFERRED RESERVE

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

# 902 202 479 +1

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		CAVEATOR - THE COUNTY OF STRATHCONA NO. 20. FRANK VESPI, 2001 SHERWOOD DRIVE, SHERWOOD PARK ALBERTA
892 267 560	18/10/1989	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - CPF ADVISORY SERVICES LIMITED. 2500, 10303 JASPER AVE, EDMONTON ALBERTA AGENT - SOLOMON OSHRY
892 284 597	01/11/1989	POSTPONEMENT OF CAVE 882247568 TO CAVE 892267560
892 293 771	09/11/1989	CAVEAT RE : SEE INSTRUMENT CAVEATOR - CPF ADVISORY SERVICES LIMITED. 2500, 10104-103 AVENUE, EDMONTON ALBERTA T5J1V3 AGENT - ARMAND J MOSS
892 295 182	11/11/1989	POSTPONEMENT OF CAVE 882247568 TO CAVE 892293771
902 046 545	15/02/1990	CAVEAT RE : SEE INSTRUMENT CAVEATOR - CPF ADVISORY SERVICES LIMITED. C/O BISHOP & MCKENZIE 2500, 10104 - 103 AVE., ,EDMONTON, ALBERTA T5J1V3 AGENT - PATRICK M. BENTLEY
902 046 622	15/02/1990	POSTPONEMENT OF CAVE 882247568 TO CAVE 902046545
902 202 975	09/07/1990	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - CPF ADVISORY SERVICES LIMITED. 2500, 10104-103 AVENUE, EDMONTON ALBERTA T5J1V3 AGENT - ARMAND J MOSS
902 205 510	11/07/1990	AMENDMENT-LEGAL DESCRIPTION NEW TITLE ISSUED

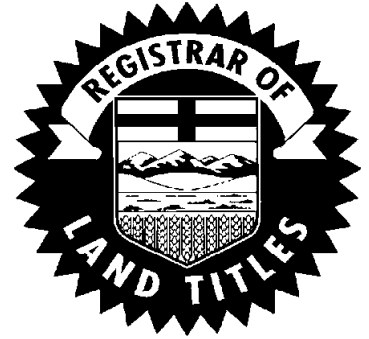
TOTAL INSTRUMENTS: 015

( CONTINUED )

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 18 DAY OF APRIL,  
2016 AT 02:59 P.M.

ORDER NUMBER: 30488223

CUSTOMER FILE NUMBER: ED67 38765



\*END OF CERTIFICATE\*

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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



HISTORICAL LAND TITLE CERTIFICATE  
TITLE CANCELLED ON FEBRUARY 15,1990

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0012 807 509            4;23;53;1;NW                      902 045 860 +1

LEGAL DESCRIPTION

THE NORTH WEST QUARTER OF SECTION ONE (1)  
TOWNSHIP FIFTY THREE (53)  
RANGE TWENTY THREE (23)  
WEST OF THE FOURTH MERIDIAN,  
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS.

EXCEPTING THEREOUT:	HECTARES	(ACRES)	MORE OR LESS
A) PLAN 8821831 - ROAD	2.332	5.76	
B) PLAN 8822419 - SUBDIVISION	7.08	17.50	
C) PLAN 8922189 - SUBDIVISION	3.73	9.22	
D) PLAN 8922894 - SUBDIVISION	6.20	15.32	
E) PLAN 902---- - SUBDIVISION	1.73	4.27	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: STRATHCONA COUNTY (SHERWOOD PARK)

REFERENCE NUMBER: 892 294 002

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REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
902 045 860	15/02/1990	TRANSFER OF PART OF LAND		

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OWNERS

CANADIAN IMPERIAL BANK OF COMMERCE.  
OF 9990 JASPER AVENUE, EDMONTON  
ALBERTA T5J 2K3  
AS TO AN UNDIVIDED 2/3 INTEREST

-----  
ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
309PL	05/07/1967	CAVEAT

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309PL

05/07/1967 CAVEAT

( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 902 045 860 +1

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		RE : ORDER CAVEATOR - CIGOL BITTERN LAKE TRANSMISSION LTD. "ORDER NO. 28222"
6676RL	20/11/1969	PUBLIC UTILITIES BOARD ORDER AFFECTED PLAN: 5752NY "ORDER NO. 29453"
2603RX	14/04/1970	CAVEAT CAVEATOR - NORTHWESTERN UTILITIES LIMITED.
872 264 161	30/10/1987	CAVEAT RE : AGREEMENT FOR SALE CAVEATOR - TRI-NORTH HOLDINGS LTD. 12303 GRANDVIEW DRIVE EDMONTON ALBERTA T6H4K3
882 091 342	29/04/1988	CAVEAT RE : AGREEMENT FOR SALE CAVEATOR - 376958 ALBERTA LTD. 203, 8657 51 AVE EDMONTON ALBERTA T6E6A8
882 247 568	17/10/1988	CAVEAT RE : BENEFICIAL OWNER CAVEATOR - BRADSON PROJECTS LTD. CAVEATOR - 348593 ALBERTA LTD. CAVEATOR - 348591 ALBERTA LTD. CAVEATOR - 339984 ALBERTA LTD. CAVEATOR - 379988 ALBERTA LTD. CAVEATOR - FINK'S PROPERTIES LTD. CAVEATOR - 340512 ALBERTA LTD. CAVEATOR - 383101 ALBERTA LTD. CAVEATOR - 383174 ALBERTA LTD. CAVEATOR - 382945 ALBERTA LTD. CAVEATOR - 383175 ALBERTA LTD. CAVEATOR - 382857 ALBERTA INC. CAVEATOR - 383050 ALBERTA LTD. CAVEATOR - BUNNY DAYCARE (1986) LTD. CAVEATOR - 382484 ALBERTA LTD. CAVEATOR - 382852 ALBERTA LIMITED. ALL OF : #203 - 8657 51 AVENUE, EDMONTON ALBERTA T6E6A8 AGENT - KEITH BRADLEY
882 247 578	17/10/1988	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE COUNTY OF STRATHCONA NO. 20.

( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

# 902 045 860 +1

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		FRANK VESPI, 2001 SHERWOOD DRIVE, SHERWOOD PARK ALBERTA
892 267 560	18/10/1989	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - CPF ADVISORY SERVICES LIMITED. 2500, 10303 JASPER AVE, EDMONTON ALBERTA AGENT - SOLOMON OSHRY
892 284 597	01/11/1989	POSTPONEMENT OF CAVE 882247568 TO CAVE 892267560
892 293 771	09/11/1989	CAVEAT RE : SEE INSTRUMENT CAVEATOR - CPF ADVISORY SERVICES LIMITED. 2500, 10104-103 AVENUE, EDMONTON ALBERTA T5J1V3 AGENT - ARMAND J MOSS
892 295 182	11/11/1989	POSTPONEMENT OF CAVE 882247568 TO CAVE 892293771
902 046 211	15/02/1990	CAVEAT RE : SEE INSTRUMENT CAVEATOR - CPF ADVISORY SERVICES LIMITED. 2500, 10104-103 AVENUE, EDMONTON ALBERTA T5J1V3 AGENT - PATRICK M. BENTLEY
902 046 235	15/02/1990	AMENDMENT-LEGAL DESCRIPTION NEW TITLE ISSUED

TOTAL INSTRUMENTS: 013

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 18 DAY OF APRIL,  
2016 AT 02:59 P.M.

ORDER NUMBER: 30488223

CUSTOMER FILE NUMBER: ED67 38765



\*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).



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ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 902 045 785 +1

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		RE : ORDER CAVEATOR - CIGOL BITTERN LAKE TRANSMISSION LTD. "ORDER NO. 28222"
6676RL	20/11/1969	PUBLIC UTILITIES BOARD ORDER AFFECTED PLAN: 5752NY "ORDER NO. 29453"
2603RX	14/04/1970	CAVEAT CAVEATOR - NORTHWESTERN UTILITIES LIMITED.
872 264 161	30/10/1987	CAVEAT RE : AGREEMENT FOR SALE CAVEATOR - TRI-NORTH HOLDINGS LTD. 12303 GRANDVIEW DRIVE EDMONTON ALBERTA T6H4K3
882 091 342	29/04/1988	CAVEAT RE : AGREEMENT FOR SALE CAVEATOR - 376958 ALBERTA LTD. 203, 8657 51 AVE EDMONTON ALBERTA T6E6A8
882 247 568	17/10/1988	CAVEAT RE : BENEFICIAL OWNER CAVEATOR - BRADSON PROJECTS LTD. CAVEATOR - 348593 ALBERTA LTD. CAVEATOR - 348591 ALBERTA LTD. CAVEATOR - 339984 ALBERTA LTD. CAVEATOR - 379988 ALBERTA LTD. CAVEATOR - FINK'S PROPERTIES LTD. CAVEATOR - 340512 ALBERTA LTD. CAVEATOR - 383101 ALBERTA LTD. CAVEATOR - 383174 ALBERTA LTD. CAVEATOR - 382945 ALBERTA LTD. CAVEATOR - 383175 ALBERTA LTD. CAVEATOR - 382857 ALBERTA INC. CAVEATOR - 383050 ALBERTA LTD. CAVEATOR - BUNNY DAYCARE (1986) LTD. CAVEATOR - 382484 ALBERTA LTD. CAVEATOR - 382852 ALBERTA LIMITED. ALL OF : #203 - 8657 51 AVENUE, EDMONTON ALBERTA T6E6A8 AGENT - KEITH BRADLEY
882 247 578	17/10/1988	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE COUNTY OF STRATHCONA NO. 20.

( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

# 902 045 785 +1

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		FRANK VESPI, 2001 SHERWOOD DRIVE, SHERWOOD PARK ALBERTA
892 267 560	18/10/1989	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - CPF ADVISORY SERVICES LIMITED. 2500, 10303 JASPER AVE, EDMONTON ALBERTA AGENT - SOLOMON OSHRY
892 284 597	01/11/1989	POSTPONEMENT OF CAVE 882247568 TO CAVE 892267560
892 293 771	09/11/1989	CAVEAT RE : SEE INSTRUMENT CAVEATOR - CPF ADVISORY SERVICES LIMITED. 2500, 10104-103 AVENUE, EDMONTON ALBERTA T5J1V3 AGENT - ARMAND J MOSS
892 295 182	11/11/1989	POSTPONEMENT OF CAVE 882247568 TO CAVE 892293771
902 046 211	15/02/1990	CAVEAT RE : SEE INSTRUMENT CAVEATOR - CPF ADVISORY SERVICES LIMITED. 2500, 10104-103 AVENUE, EDMONTON ALBERTA T5J1V3 AGENT - PATRICK M. BENTLEY
902 046 235	15/02/1990	AMENDMENT-LEGAL DESCRIPTION NEW TITLE ISSUED

TOTAL INSTRUMENTS: 013

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TITLE REPRESENTED HEREIN THIS 18 DAY OF APRIL,  
2016 AT 02:59 P.M.

ORDER NUMBER: 30488223

CUSTOMER FILE NUMBER: ED67 38765



\*END OF CERTIFICATE\*

( CONTINUED )

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HISTORICAL LAND TITLE CERTIFICATE  
TITLE CANCELLED ON NOVEMBER 10,1989

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0011 808 508            4;23;53;1;NW                      892 291 641 +1

LEGAL DESCRIPTION

THE NORTH WEST QUARTER OF SECTION ONE (1)  
TOWNSHIP FIFTY THREE (53)  
RANGE TWENTY THREE (23)  
WEST OF THE FOURTH MERIDIAN,  
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS.  
EXCEPTING THEREOUT:                      HECTARES                      (ACRES) MORE OR LESS  
A) PLAN 8821831            - ROAD                      2.332                      5.76  
B) PLAN 8822419            - SUBDIVISION                      7.08                      17.50  
C) PLAN 8922189            - SUBDIVISION                      3.73                      9.22  
D) PLAN                      - SUBDIVISION                      6.20                      15.32  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: STRATHCONA COUNTY (SHERWOOD PARK)

REFERENCE NUMBER: 892 215 037 A

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REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
892 291 641	08/11/1989	TRANSFER OF PART OF LAND		

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OWNERS

ROYAL BANK OF CANADA.  
OF 10107 JASPER AVENUE, EDMONTON  
ALBERTA T5J 2R4  
AS TO AN UNDIVIDED 1/3 INTEREST

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ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		

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309PL                      05/07/1967 CAVEAT  
RE : ORDER

( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 892 291 641 +1

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		CAVEATOR - CIGOL BITTERN LAKE TRANSMISSION LTD. "ORDER NO. 28222"
6676RL	20/11/1969	PUBLIC UTILITIES BOARD ORDER AFFECTED PLAN: 5752NY "ORDER NO. 29453"
2603RX	14/04/1970	CAVEAT CAVEATOR - NORTHWESTERN UTILITIES LIMITED.
872 264 161	30/10/1987	CAVEAT RE : AGREEMENT FOR SALE CAVEATOR - TRI-NORTH HOLDINGS LTD. 12303 GRANDVIEW DRIVE EDMONTON ALBERTA T6H4K3
882 091 342	29/04/1988	CAVEAT RE : AGREEMENT FOR SALE CAVEATOR - 376958 ALBERTA LTD. 203, 8657 51 AVE EDMONTON ALBERTA T6E6A8
882 247 568	17/10/1988	CAVEAT RE : BENEFICIAL OWNER CAVEATOR - BRADSON PROJECTS LTD. CAVEATOR - 348593 ALBERTA LTD. CAVEATOR - 348591 ALBERTA LTD. CAVEATOR - 339984 ALBERTA LTD. CAVEATOR - 379988 ALBERTA LTD. CAVEATOR - FINK'S PROPERTIES LTD. CAVEATOR - 340512 ALBERTA LTD. CAVEATOR - 383101 ALBERTA LTD. CAVEATOR - 383174 ALBERTA LTD. CAVEATOR - 382945 ALBERTA LTD. CAVEATOR - 383175 ALBERTA LTD. CAVEATOR - 382857 ALBERTA INC. CAVEATOR - 383050 ALBERTA LTD. CAVEATOR - BUNNY DAYCARE (1986) LTD. CAVEATOR - 382484 ALBERTA LTD. CAVEATOR - 382852 ALBERTA LIMITED. ALL OF : #203 - 8657 51 AVENUE, EDMONTON ALBERTA T6E6A8 AGENT - KEITH BRADLEY
882 247 578	17/10/1988	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE COUNTY OF STRATHCONA NO. 20. FRANK VESPI, 2001 SHERWOOD DRIVE, SHERWOOD PARK

( CONTINUED )

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

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ALBERTA

892 267 560      18/10/1989 CAVEAT  
 RE : AGREEMENT CHARGING LAND  
 CAVEATOR - CPF ADVISORY SERVICES LIMITED.  
 2500, 10303 JASPER AVE, EDMONTON  
 ALBERTA  
 AGENT - SOLOMON OSHRY

892 284 597      01/11/1989 POSTPONEMENT  
 OF CAVE 882247568  
 TO CAVE 892267560

892 293 771      09/11/1989 CAVEAT  
 RE : SEE INSTRUMENT  
 CAVEATOR - CPF ADVISORY SERVICES LIMITED.  
 2500, 10104-103 AVENUE, EDMONTON  
 ALBERTA T5J1V3  
 AGENT - ARMAND J MOSS

892 294 002      10/11/1989 AMENDMENT-LEGAL DESCRIPTION  
 NEW TITLE ISSUED

TOTAL INSTRUMENTS: 011

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
 ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
 TITLE REPRESENTED HEREIN THIS 18 DAY OF APRIL,  
 2016 AT 02:59 P.M.

ORDER NUMBER:      30488223

CUSTOMER FILE NUMBER:      ED67 38765



\*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
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 PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
 OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).





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ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 892 291 605 +1

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		CAVEATOR - CIGOL BITTERN LAKE TRANSMISSION LTD. "ORDER NO. 28222"
6676RL	20/11/1969	PUBLIC UTILITIES BOARD ORDER AFFECTED PLAN: 5752NY "ORDER NO. 29453"
2603RX	14/04/1970	CAVEAT CAVEATOR - NORTHWESTERN UTILITIES LIMITED.
872 264 161	30/10/1987	CAVEAT RE : AGREEMENT FOR SALE CAVEATOR - TRI-NORTH HOLDINGS LTD. 12303 GRANDVIEW DRIVE EDMONTON ALBERTA T6H4K3
882 091 342	29/04/1988	CAVEAT RE : AGREEMENT FOR SALE CAVEATOR - 376958 ALBERTA LTD. 203, 8657 51 AVE EDMONTON ALBERTA T6E6A8
882 247 568	17/10/1988	CAVEAT RE : BENEFICIAL OWNER CAVEATOR - BRADSON PROJECTS LTD. CAVEATOR - 348593 ALBERTA LTD. CAVEATOR - 348591 ALBERTA LTD. CAVEATOR - 339984 ALBERTA LTD. CAVEATOR - 379988 ALBERTA LTD. CAVEATOR - FINK'S PROPERTIES LTD. CAVEATOR - 340512 ALBERTA LTD. CAVEATOR - 383101 ALBERTA LTD. CAVEATOR - 383174 ALBERTA LTD. CAVEATOR - 382945 ALBERTA LTD. CAVEATOR - 383175 ALBERTA LTD. CAVEATOR - 382857 ALBERTA INC. CAVEATOR - 383050 ALBERTA LTD. CAVEATOR - BUNNY DAYCARE (1986) LTD. CAVEATOR - 382484 ALBERTA LTD. CAVEATOR - 382852 ALBERTA LIMITED. ALL OF : #203 - 8657 51 AVENUE, EDMONTON ALBERTA T6E6A8 AGENT - KEITH BRADLEY
882 247 578	17/10/1988	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE COUNTY OF STRATHCONA NO. 20. FRANK VESPI, 2001 SHERWOOD DRIVE, SHERWOOD PARK

( CONTINUED )

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
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## ALBERTA

892 267 560	18/10/1989	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - CPF ADVISORY SERVICES LIMITED. 2500, 10303 JASPER AVE, EDMONTON ALBERTA AGENT - SOLOMON OSHRY
892 284 597	01/11/1989	POSTPONEMENT OF CAVE 882247568 TO CAVE 892267560
892 293 771	09/11/1989	CAVEAT RE : SEE INSTRUMENT CAVEATOR - CPF ADVISORY SERVICES LIMITED. 2500, 10104-103 AVENUE, EDMONTON ALBERTA T5J1V3 AGENT - ARMAND J MOSS
892 294 002	10/11/1989	AMENDMENT-LEGAL DESCRIPTION NEW TITLE ISSUED

TOTAL INSTRUMENTS: 011

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 18 DAY OF APRIL,  
2016 AT 02:59 P.M.

ORDER NUMBER: 30488223

CUSTOMER FILE NUMBER: ED67 38765



\*END OF CERTIFICATE\*

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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



HISTORICAL LAND TITLE CERTIFICATE  
TITLE CANCELLED ON NOVEMBER 08, 1989

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0011 163 954            4;23;53;1;NW                      892 215 037 A

LEGAL DESCRIPTION

THE NORTH WEST QUARTER OF SECTION ONE (1)  
TOWNSHIP FIFTY THREE (53)  
RANGE TWENTY THREE (23)  
WEST OF THE FOURTH MERIDIAN,  
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS.  
EXCEPTING THEREOUT:                      HECTARES            (ACRES) MORE OR LESS  
A) PLAN 8821831    - ROAD                      2.332                      5.76  
B) PLAN 8822419    - SUBDIVISION            7.08                      17.50  
C) PLAN 8922189    - SUBDIVISION            3.73                      9.22  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: STRATHCONA COUNTY (SHERWOOD PARK)

---

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
892 215 037	25/08/1989			RENEWAL

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OWNERS

ROYAL BANK OF CANADA.  
OF 10107 JASPER AVENUE, EDMONTON  
ALBERTA T5J 2R4  
AS TO AN UNDIVIDED 1/3 INTEREST

---

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
309PL	05/07/1967	CAVEAT RE : ORDER CAVEATOR - CIGOL BITTERN LAKE TRANSMISSION LTD. "ORDER NO. 28222"

( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 892 215 037 A

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
6676RL	20/11/1969	PUBLIC UTILITIES BOARD ORDER AFFECTED PLAN: 5752NY "ORDER NO. 29453"
2603RX	14/04/1970	CAVEAT CAVEATOR - NORTHWESTERN UTILITIES LIMITED.
872 264 161	30/10/1987	CAVEAT RE : AGREEMENT FOR SALE CAVEATOR - TRI-NORTH HOLDINGS LTD. 12303 GRANDVIEW DRIVE EDMONTON ALBERTA T6H4K3
882 091 342	29/04/1988	CAVEAT RE : AGREEMENT FOR SALE CAVEATOR - 376958 ALBERTA LTD. 203, 8657 51 AVE EDMONTON ALBERTA T6E6A8
882 237 273	05/10/1988	CAVEAT RE : MORTGAGE CAVEATOR - CANADIAN IMPERIAL BANK OF COMMERCE. 10102 JASPER AVE., EDMONTON ALBERTA AGENT - NORMAN WRIGHT
882 247 568	17/10/1988	CAVEAT RE : BENEFICIAL OWNER CAVEATOR - BRADSON PROJECTS LTD. CAVEATOR - 348593 ALBERTA LTD. CAVEATOR - 348591 ALBERTA LTD. CAVEATOR - 339984 ALBERTA LTD. CAVEATOR - 379988 ALBERTA LTD. CAVEATOR - FINK'S PROPERTIES LTD. CAVEATOR - 340512 ALBERTA LTD. CAVEATOR - 383101 ALBERTA LTD. CAVEATOR - 383174 ALBERTA LTD. CAVEATOR - 382945 ALBERTA LTD. CAVEATOR - 383175 ALBERTA LTD. CAVEATOR - 382857 ALBERTA INC. CAVEATOR - 383050 ALBERTA LTD. CAVEATOR - BUNNY DAYCARE (1986) LTD. CAVEATOR - 382484 ALBERTA LTD. CAVEATOR - 382852 ALBERTA LIMITED. ALL OF : #203 - 8657 51 AVENUE, EDMONTON ALBERTA T6E6A8 AGENT - KEITH BRADLEY

( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 3  
# 892 215 037 A

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
882 247 578	17/10/1988	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE COUNTY OF STRATHCONA NO. 20. FRANK VESPI, 2001 SHERWOOD DRIVE, SHERWOOD PARK ALBERTA
892 125 022	29/05/1989	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - D.W.C. HOLDINGS LTD. CAVEATOR - DBO HOLDINGS LTD. BOTH OF: 1300, 5555 CALGARY TRAIL EDMONTON ALBERTA T6H5P9 AGENT - JOHN C WORTON
892 178 468	21/07/1989	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - WELLS CONSTRUCTION LTD. C/O MESSRS BISHOP & MCKENZIE 2500 CANADIAN COMMERCIAL BANK TOWER 10104 103 AVE EDMONTON ALBERTA T5J1V3 AGENT - ARMAND J MOSS
892 181 318	25/07/1989	CAVEAT RE : POSTPONEMENT CAVEATOR - CANADIAN IMPERIAL BANK OF COMMERCE. 9990 JASPER AVENUE, EDMONTON ALBERTA T5J2N7 AGENT - NORMAN B WRIGHT
892 216 589	28/08/1989	DISCHARGE OF CAVEAT 892125022
892 216 590	28/08/1989	DISCHARGE OF CAVEAT 892178468
892 216 591	28/08/1989	REQUEST FOR RELEASE OF D.C.T. DCT ISSUED SURRENDERED BY 892291641
892 267 560	18/10/1989	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - CPF ADVISORY SERVICES LIMITED. 2500, 10303 JASPER AVE, EDMONTON ALBERTA AGENT - SOLOMON OSHRY
892 284 594	01/11/1989	DISCHARGE OF CAVEAT 882237273
892 284 595	01/11/1989	DISCHARGE OF CAVEAT 892181318

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 4  
# 892 215 037 A

REGISTRATION  
NUMBER DATE (D/M/Y) PARTICULARS

892 284 597 01/11/1989 POSTPONEMENT  
OF CAVE 882247568  
TO CAVE 892267560

892 291 641 08/11/1989 TRANSFER OF PART OF LAND  
OWNERS - BRADSON PROJECTS LTD.  
# 203,8657-51 AVE.  
DEMONTON  
ALBERTA T6E6A8  
NEW TITLE ISSUED

TOTAL INSTRUMENTS: 019

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 19 DAY OF APRIL,  
2016 AT 09:40 A.M.

ORDER NUMBER: 30491817

CUSTOMER FILE NUMBER: 4083028



\*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



**CANCELLED**

**Certificate of Title**

NUMBER 8 9 2 2 1 5 0 3 7

REFERENCE 8 7 2 0 9 2 8 3 4

CONSIDERATION \$ SEE INSTRUMENT

**North Alberta Land Registration District**

THIS IS TO CERTIFY that **BRADSON PROJECTS LTD.**  
#203, 8657 - 51 AVENUE  
EDMONTON, ALBERTA T6E 6A8

is/are now the owner(s) of an estate in fee simple **AS TO AN UNDIVIDED ONE THIRD (1/3) INTEREST**  
of and in

**ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION ONE (1),  
TOWNSHIP FIFTY THREE (53)  
RANGE TWENTY THREE (23)  
WEST OF THE FOURTH MERIDIAN, THAT LIES WITHIN A PLAN OF SUBDIVISION,  
CONTAINING 3.73 HECTARES, MORE OR LESS.  
EXCEPTING THEREOUT ALL MINES AND MINERALS.**

<b>TITLE CANCELLED</b>	<b>892215038 IN FULL</b>
<b>UNDER CONSOLIDATION OF INTEREST</b>	
on this <u>25TH</u> day of <u>AUGUST</u> 19 <u>89</u>	<i>[Signature]</i>
JO	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 subscribed my name and affixed my official seal this  
25TH..... day of AUGUST, 19 89.....

JO ..... *[Signature]* A.D. Registrar









**CANCELLED**  
**Certificate of Title**

NUMBER 8 9 2 2 1 5 0 3 8  
REFERENCE 8 9 2 2 1 5 0 3 7  
CONSIDERATION \$ CONSOLIDATION

EX. REF. 892215036

**North Alberta Land Registration District**

THIS IS TO CERTIFY that **BRADSON PROJECTS LTD.**  
#203, 8657 - 51 AVENUE  
EDMONTON, ALBERTA T6E 6A8

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 ONE (1),  
TOWNSHIP FIFTY THREE (53)  
RANGE TWENTY THREE (23)  
WEST OF THE FOURTH MERIDIAN, THAT LIES WITHIN A PLAN OF SUBDIVISION, (Plan  
942 2189)  
CONTAINING 3.73 HECTARES, MORE OR LESS.  
EXCEPTING THEREOUT ALL MINES AND MINERALS.

**CONVERTED**  
AUG 25 1989  
By *[Signature]*

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 subscribed my name and affixed my official seal this

25<sup>TH</sup> day of AUGUST, 19 89

JO *[Signature]* A.D. Registrar







**CANCELLED**

**Certificate of Title**

NUMBER 8 7 2 0 9 2 8 3 4

REFERENCE 8 1 2 2 8 4 7 9 1

CONSIDERATION \$ SEE INSTRUMENT

**M**

**North Alberta Land Registration District**

THIS IS TO CERTIFY that THE ROYAL BANK OF CANADA OF 10107 JASPER AVENUE, EDMONTON, ALBERTA, T5J 2R4.

is/are now the owner(s) of an estate in fee simple AS TO AN UNDIVIDED ONE-THIRD (1/3) INTEREST of and in

THE NORTH WEST QUARTER OF SECTION ONE (1)  
TOWNSHIP FIFTY THREE (53)  
RANGE TWENTY THREE (23)  
WEST OF THE FOURTH MERIDIAN  
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS.

EXCEPTING THEREOUT ALL MINES AND MINERALS

ALSO EXCEPTING THEREOUT: HECTARES ACRES MORE OR LESS

- M** A) PLAN 882 1831 - ROAD 2.332 5.76  
#882183722 10-8-88 *[Signature]* A.D.R.
- B) PLAN 882 2419 - SUBDIVISION 7.08 17.50  
#882247569 17-10-88 *[Signature]* ADR/JO

**TITLE CANCELLED** 892215037 AS TO  
**PART AS DESC. UNDER TRANSFER & NEW TITLE ISSUED** FOR REMINDER  
 on this 25TH day of AUGUST 1989  
 JO *[Signature]*  
 A. D. Registrar

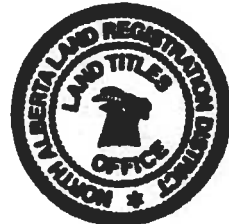
**CONVERTED**  
 AUG 25 1989  
 By *[Signature]*

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 subscribed my name and affixed my official seal this

..... 1 ..... day of .MAY....., 19 .87.....

JH *[Signature]* ..... A.D. Registrar



# Certificate of Title

M. 4-23-53-1-N.W.

CANCELLED

LAND NAME THE ROYAL BANK OF CANADA (1/3 INTEREST)  
NUMBER 872092834

AGE ONE(1)

Registration Number	Date of Registration Dy. M.O. Yr.	PARTICULARS	Signature of A.D. Registrar	Registration Number	Date of Disposition Dy. M.O. Yr.	Signature of A.D. Registrar
309 PL	5 7 67	CAVEAT BY CIGOL BITTERN LAKE TRANSMISSION LTD. (RE ORDER 28222)				
6676 RL	20 11 65	ORDER - PT. ABOVE LANDS DESC. SUBJ. TO AN ORDER BY THE PUBLIC UTILITIES BOARD (ORDER 29453, PLAN 5752 N.Y.)				
2503 RX	14 4 70	CAVEAT BY NORTHWESTERN UTILITIES LTD. DIS AS TO PL 892 6892215030 25-08-89 <i>ADR</i> DISCHARGED AS TO PART AS DESCRIBED 6882209625 8-9-88 <i>ADR</i>				
802143006	25 6 80	EASEMENT IN FAVOR OF COUNTY OF STRATHCONA NO. 20 (PT. DIS. #862036121, 19-2-86, EXCEPT PT. ON PLAN 812 0631)				
872264161	30 10 87	CAVEAT BY TRI-NORTH HOLDINGS LTD. RE AGREEMENT FOR SALE (12303 GRANDVIEW DRIVE EDMONTON, T6H 4K3) SEAL DIS AS TO PL 892 6892215031 25-08-89 <i>ADR</i> DISCHARGED AS TO PART AS DESCR. #882247567 17-10-88 <i>ADR</i>				
882091542	29 4 88	CAVEAT BY 376958 ALBERTA LTD. RE: AGREEMENT FOR SALE 203, 8657-51 AVENUE, EDMONTON, T6E 6A8 (SEAL) DIS AS TO PL 892 6892215032 25-08-89 <i>ADR</i>				
882151032	6 7 88	CAVEAT BY THE COUNTY OF STRATHCONA NO. 20 RE: LAND ACQUISITION AGREEMENT C/O BRAD PICKERING, MANAGER REAL ESTATE SERVICES, COUNTY OF STRATHCONA NO. 20 2001 SHERWOOD DRIVE, SHERWOOD PARK, ALTA. AGENT: BRAD PICKERING.				
882237273	5 10 88	CAVEAT - CANADIAN IMPERIAL BANK OF COMMERCE RE: MTGL. 10102 JASPER AVENUE, EDMONTON AGENT: NORMAN WRIGHT DIS AS TO PL 892 6892215033 25-08-89 <i>ADR</i>				
882247568	17 10 88	CAVEAT BY BRADSON PROJECTS LTD., ET ALII (SEE INSTRUMENT) RE BENEFICIAL OWNER #233 8657-51 AVE. EDMONTON T6E 6A8 AGENT-KEITH BRADLEY				
882247578	17 10 88	CAVEAT BY COUNTY OF STRATHCONA NO. 20 RE DEFERRED RESERVE FRANK VESPI 2001 SHERWOOD DRIVE, SHERWOOD PARK AB DIS AS TO PL 892 6892215034 25-08-89 <i>ADR</i>				
882247582	17 10 88	DUPLICATE CERTIFICATE OF TITLE ISSUED				
892125022	29 05 89	CAVEAT BY D.W.C. HOLDINGS LTD. & DBO HOLDINGS LTD. RE: DEBENTURE 1300 5555 CALGARY TPA1 EDM AB. TEB FB AGENT: HHL C WORK FEE				

PAGE 1000

CANCELLED





**CANCELLED**

**Certificate of Title**

NUMBER 8 7 2 0 9 2 8 3 3

REFERENCE 8 1 2 2 8 4 7 9 1

CONSIDERATION \$ SEE INSTRUMENT

**North Alberta Land Registration District**

THIS IS TO CERTIFY that **CANADIAN IMPERIAL BANK OF COMMERCE OF 9990 JASPER AVENUE, EDMONTON, ALBERTA, T5J 2K3.**

is/are now the owner(s) of an estate in fee simple **AS TO AN UNDIVIDED TWO-THIRDS (2/3) INTEREST**  
of and in

THE NORTH WEST QUARTER OF SECTION ONE (1)  
TOWNSHIP FIFTY THREE (53)  
RANGE TWENTY THREE (23)  
WEST OF THE FOURTH MERIDIAN  
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS.

EXCEPTING THEREOUT ALL MINES AND MINERALS

ALSO EXCEPTING THEREOUT:

	<u>HECTARES</u>	<u>ACRES MORE OR LESS</u>
A) <b>PLAN 882 1831 - ROAD</b> 882183722 10-8-88 <i>[Signature]</i> A.D.R.	2.332	5.76
B) <b>PLAN 882 2419 - SUBDIVISION</b> 882247570 17-10-88 <i>[Signature]</i> ADR/JO	7.08	17.50

<b>TITLE CANCELLED</b> 892215036 AS TO PART AS DESC. UNDER TRANSFER & NEW TITLE ISSUED FOR REWARDER on this <u>25TH</u> day of <u>AUGUST</u> 19 <u>89</u> JO <i>[Signature]</i> A. D. Registrar
---

<b>CONVERTED</b> AUG 25 1989 By <i>[Signature]</i>
--

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 subscribed my name and affixed my official seal this

.....1..... day of MAY..... 19 87.....

JH

*[Signature]* A.D. Registrar



# Certificate of Title CANCELLED

LAND ..... K.4-23-53-1-N.W. ....  
 NAME ..... CANADIAN IMPERIAL BANK OF COMMERCE (2/3 INTEREST)  
 NUMBER ..... 872092833

ENCUMBRANCES, LIENS & INTERESTS		PARTICULARS		DISCHARGES & WITHDRAWALS	
Registration Number	Date of Registration PT. I MO. I YR.	Signature of A.D. Registrar	Registration Number	Date of Registration DV. I MO. I YR.	Signature of A.D. Registrar
309 PL	5 7 67		CAVEAT BY CIGOL BITTERN LAKE TRANSMISSION LTD. (RE ORDER 28222)		
6676 RL	20 11 69		ORDER - PT. ABOVE LANDS DESC. SUBJ. TO AN ORDER BY THE PUBLIC UTILITIES BOARD (ORDER 29453, PLAN 5752 N.Y.)		
2603 RX	14 4 70		CAVEAT BY NORTHWESTERN UTILITIES LTD. DIS AS TO PL 892 #892215030 25-08-89 <i>ADR</i> DISCHARGED AS TO PART AS DESCRIBED #882209625 8-9-88 <i>ADR</i>		
802143006	25 6 80		EASEMENT IN FAVOR OF COUNTY OF STRATHCONA NO. 20 (PT. DIS. #862036121, 19-2-86, EXCEPT PT. ON PLAN 812 0631)		
872264161	30 10 87		CAVEAT BY TRI-NORTH HOLDINGS LTD. RE AGREEMENT FOR SALE (12303 GRANDVIEW DRIVE, EDMONTON, '6H 4K3) SEAL DIS AS TO PL 892 #892215031 25-08-89 <i>ADR</i> DISCHARGED AS TO PART AS DESC. #882247567 11-10-84 <i>ADR</i>		
882091342	29 4 88		CAVEAT BY 376958 ALBERTA LTD. RE: AGREEMENT FOR SALE 203, 8657-51 AVENUE, EDMONTON T6E 6A8 (SEAL) DIS AS TO PL 892 #892215032 25-08-89 <i>ADR</i>		
882151032	6 7 88		CAVEAT BY THE COUNTY OF STRATHCONA NO. 20 RE: LAND ACQUISITION AGREEMENT C/O BRAD PICKERING, MANAGER REAL ESTATE SERVICES, COUNTY OF STRATHCONA NO. 20, 2001 SHERWOOD DRIVE, SHERWOOD PARK, ALTA. AGENT: BRAD PICKERING		
882237273	5 10 88		CAVEAT - CANADIAN IMPERIAL BANK OF COMMERCE RE NTGE. 10102 JASPER AVENUE, EDMONTON AGENT: NORMAN WRIGHT DIS AS TO PL 892 #892215033 25-08-89 <i>ADR</i>		
882247568	17 10 88		CAVEAT BY BRADSON PROJECTS LTD.; ET ALII (SEE INSTRUMENT) RE BENEFICIAL OWNER #203 8657-51 AVE. EDMONTON T6E 6A8 AGENT-KEITH BRADLEY		
882247578	17 10 88		CAVEAT BY COUNTY OF STRATHCONA NO. 20 RE DEFERRED RESERVE FRANK VESPI 2001 SHERWOOD DRIVE SHERWOOD PARK AB DIS AS TO PL 892 #892215034 25-08-89 <i>ADR</i>		
882247582	17 10 88		DUPLICATE CERTIFICATE OF TITLE ISSUED		

CANCELLED

CONT PAGE TWO





CANCELLED

# Certificate of Title

Canada

REN EWAL

1191 R.W.



3	-	V	-	2	4	1	
8	6	-	R	-	1	2	0
VALUE \$			8 0 0 0 0 0				

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

PLAN	BLK.	LOT	PT.
2			

## North Alberta Land Registration District

THIS IS TO CERTIFY that **GEORGE RIACH DAVIDSON AND CAROLINE DAVIDSON,**  
**BOTH OF BREMNER, IN THE PROVINCE OF ALBERTA.**

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

of and in

THE NORTH WEST QUARTER OF SECTION ONE (1)  
TOWNSHIP FIFTY THREE (53)  
RANGE TWENTY THREE (23)  
WEST OF THE FOURTH MERIDIAN,  
CONTAINING ONE HUNDRED AND SIXTY (160)  
ACRES MORE OR LESS.

EXCEPTING THEREOUT ALL MINES AND MINERALS.

**TITLE CANCELLED** No. 212284791  
 on this 1 day of December 1981  
*[Signature]*

SUBJECT TO THE ENCUMBRANCES, LIENS, ESTATES OR INTERESTS NOTIFIED BY MEMORANDA 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 ELEVENTH day of FEBRUARY A.D. 19 70

Post Office Address R.R. 1,  
BREMNER, ALTA.



*[Signature]* AD Registrar

A.G. 600 Rev. 7/77

North Alberta Land Registration District

.BM

# Ontario Certificate of Title

Show Other Abbreviations Here

## 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

NAME: GEORGE R. RACH, DAVIDSON ET AL.

PAGE ONE (1)

## CHARGES, LIENS AND INTERESTS.

TITLE NO. 3 - V - 241

Nature of Instrument	Registration Number	Date of Registration DY 1 MO 1 YR	Amount \$	PARTICULARS	Signature of Registrar	Registration Number	Date of Registration DY 1 MO 1 YR	Signature of Registrar
C.	309 P.L.	5 7 67		(RE: ORDER 28222) BY CIGOL BITTERN LAKE TRANSMISSION LTD.	<i>pd</i>			
ORDER	6676 R.L.	20 11 69		PT. ABOVE LANDAS DESC. SUBJ. TO AN ORDER BY THE PUBLIC UTILITIES BOARD (ORDER 2945, P.L. 5752NY)	<i>pd</i>			
C	2603 R.X.	14 4 70		BY NORTHWESTERN UTILITIES LTD.	<i>pd</i>			
C.	5084 U.I.	17 1 74		BY CARMA DEVELOPERS LTD.	<i>pd</i>			
C	782246642	30 10 78		BY PERRY HOMES OF PERANCE LTD.	<i>R. Leblanc</i>	782270125	23 11 78	<i>[Signature]</i>
M.C.	782270126	23 11 78		(PT. DIS. REG. NO. 8121087, 25-JUNE-1981, AS TO THE INT. OF BY LEN PERRY HOMES LTD., MCLARRIE INVESTMENTS LTD. AND ART STANLAND INVESTMENTS LTD.)	<i>[Signature]</i>			
M.C.	792256797	19 10 79		BY CARMA DEVELOPERS LTD.	<i>[Signature]</i>			
M.C.	792276135	7 11 79		BY THE ROYAL BA OF CANADA	<i>[Signature]</i>	802004664	9 1 80	<i>[Signature]</i>
M.C.	802000679	3 1 80		BY THE ROYAL BANK OF CANADA	<i>[Signature]</i>			
M.C.	802029574	1 2 80		BY CANADIAN IMPERIAL BANK OF COMMERCE	<i>[Signature]</i>			
M.E	802143006	25 6 80		IN FAVOR OF COUNTY OF STRATHCONA NO. 20	<i>[Signature]</i>			
				CONT'D PAGE TWO 2				

(M)

(M) (M) (M) (M) (M) (M)



CANCELLED

3-V-241

LAND TITLES ACT, Sec 84 - The land mentioned in any certificate of title granted under this Act shall by implication and without any special condition thereon, be subject to-

- Any existing provisions or exceptions including royalties contained in the original grant of the land from the Crown.
- All unpaid taxes, including irrigation and drainage district rates, over created upon, over or in respect of the land.
- Any public highway or right-of-way or other public easement, however created upon, over or in respect of the land.
- 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.
- Any decrees, orders or executions against or affecting the interest of the owner of the land which have been registered and mentioned in force against the owner.
- Any right of expropriation which may by statute be vested in any person, body corporate or Her Majesty.
- Any right-of-way or other easement granted or acquired under the provisions of any Act or law in force in the Province.



Issued on instrument registered at 12.22 o'clock  
 P. m. on the 11 day of FEB.  
 A.D. 19 70  
 Number 1191 Book R.V. Folio 37  
 E.F. GAMACHE  
 Registrar, M.A.L.R.D.

# Certificate of Title

Assoc. Fund Value \$8,000.00

Refer Cert. No. 86-R-120

North Alberta Land Registration District.

This is to Certify that

GEORGE RIACH DAVIDSON FEB 11 1970

**IMPORTANT NOTICE**  
 It will be to the interest of every Owner and Mortgagor to furnish the Land Titles Office immediately with his full address (Post Office and Street number) or any change in address where Notices of dealings with this Title may be sent.

AND CAROLINE DAVIDSON, BOTH OF BREMER, IN THE PROVINCE OF ALBERTA, CANADA,

is now the owner of an estate in fee simple AS JOINT TENANTS AND NOT AS TENANTS IN COMMON,

of and in THE NORTH WEST QUARTER OF SECTION ONE (1) TOWNSHIP FIFTY THREE (53) RANGE TWENTY THREE (23) WEST OF THE FOURTH MERIDIAN, IN THE SAID PROVINCE, CONTAINING ONE HUNDRED AND SIXTY (160) ACRES MORE OR LESS,

RESERVING THEREOUT ALL MINES AND MINERALS.

THE R. & D. Co. Inc. 1000  
 on this 30 day of Feb. 1970  
 R. Riach  
 with a C. 1 A.D. 137

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 ELEVENTH day of FEBRUARY A.D. 19 70

GG

*E. F. Gamache*  
 A.D. Registrar

R.O. Address R.R. 1, BREMER, ALTA.

North Alberta Land Registration District

309 P.L. CAVEAT DATED 30-JUN-67 REG. 3.01 PM 5-JULY-67 ABOVE LAND BY CIGOL BITTERN LAKE TRANSMISSION LTD., 640-8 AVE., S.W., CALG., ALTA., (RE.: ORDER 28222). (A.M. WILSON, A.D. REG.)  
 6676 R.L. ORDER DATED 3-NOV-69 REG. 1.16 PM 20-NOV-69 PT. ABOVE LAND AS DESC. SUBJ. TO AN ORDER BY THE PUBLIC UTILITIES BOARD, (ORDER 29453), (PLAN 5752 N.Y.). (A.M. WILSON, A.D. REG.)

OVER

The title of Witchamland  
is subject to a CAVEAT filed by Northwestern  
Utilities, Limited, 10040  
104 St., Edmonton, Alta.  
Dated the 13 day of April 19 70  
Registered at 12 P.M., the 17 day of  
April 19 70 as D. B. No. 2603-70  
S. A. Rowley  
17 Registrar

The title of Witcham Land  
is subject to a CAVEAT filed by Corona  
Developers Ltd., 76 Bryan  
Co., 900 Chancery Hall, Edmonton, Alta.  
Dated the 7 day of Dec. 19 78  
Registered at 10:45 A.M., the 17 day of  
Jan. 19 78 as D. B. No. 5941-78  
J. D. ...  
10 Registrar

~~The title of Southland  
is subject to a CAVEAT filed by Basic Holdings  
Ltd. 356 Imperial Park Building  
Edmonton, Alberta  
Dated the 18 day of May 19 72  
Registered at 2 P.M., the 19 day of  
May 19 72 as D. B. No. 1616-72  
[Signature]  
17 Registrar~~

~~The above mentioned Caveat No. 7876-71  
is discharged by instrument dated the 5 day  
May 19 72 registered at 12:30 P.M.  
the 2 day of June 19 72 as D. B.  
No. 413-72  
[Signature]  
17 Registrar~~

~~The Title of Witcham Land  
is subject to a CAVEAT filed by Basic  
Holdings Ltd. 356  
Chancery Hall, Edmonton, Alta.  
dated the 29 day of May 19 72  
Registered at 1:47 P.M., the 2 day of  
June 19 72 as D. B. No. 414-72  
[Signature]  
17 Registrar~~

~~The above mentioned Caveat No. 414-72  
is discharged by instrument dated the 10 day  
Jan. 19 73 registered at 2 P.M.  
the 10 day of Jan. 19 73 as D. B.  
No. 6379-73  
[Signature]  
17 Registrar~~

~~The Title of Witcham Land  
is subject to a CAVEAT filed by Corona  
Developers Ltd. 76 Bryan  
Co., 900 Chancery Hall, Edmonton, Alta.  
dated the 11 day of Dec. 19 72  
Registered at 2:13 P.M., the 10 day of  
Jan. 19 73 as D. B. No. 6330-73  
[Signature]  
17 Registrar~~

~~The above mentioned Caveat No. 6330-73  
is discharged by instrument dated the 7 day  
Dec. 19 73 registered at 12:30 P.M.  
the 17 day of Jan. 19 74 as D. B.  
No. 5263-74  
[Signature]  
17 Registrar~~



The title of within land  
is subject to a CAVEAT filed by Regis. Patton  
Lea. Spennimish 12th St.  
640-8 Ave. in Gregory bet  
Dated the 30 day of June 1967  
Registered at 301 N. 5 day of  
July 1967 ... 309 N.  
Re Order No. 2822 AD

The title of Pte. of Within Land  
is subject to an Order By the Public  
Util. Board  
dated the 3 day of Nov 1969  
Registered at 1:16 P.M., the 20 day of  
Nov 1969 as D. B. No 6676-RL  
Order #24483  
Plan 5152-NY AD



CANCELLED

72

72-0-150

LAND TITLES ACT, Sec. 27—The land mentioned in any certificate of title granted under this Act shall by implication and without any special mention therein, unless the contrary is expressly indicated, be subject to—

- (1) Any existing mortgages or encumbrances entered in the original grant of the land from the Crown;
- (2) All unpaid taxes, including halftaxes or drainage district taxes;
- (3) Any public highway or right-of-way or other public easement, however created upon, over or in respect of the land;
- (4) Any subsiding lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of the land under the lease;
- (5) Any decree, order or execution against or affecting the interest of the owner of the land which have been registered and subsisted in force against the grant;
- (6) Any right of appropriation which may by statute or ordinance be vested in any person, body corporate or His Majesty;
- (7) Any right-of-way or other easement granted or accepted under the provisions of any Act or law in force in the Province.



Based on instrument registered at 3.06  
 P. on the 14 day of DEC  
 A.D. 19 43  
 Number 6123 Book Folio No. 249  
 A.T. KILHAIRD  
 Registrar A.D. 1943

# Certificate of Title

Assoc. Fund Value \$5400.00 Unearned Inc. Value \$4000.00 Refer. Cert. No. 17-J-99

North Alberta Land Registration District.

This is to Certify that ALFRED CLAYTON MC GHAN

OF CLOVER BAR IN THE PROVINCE OF ALBERTA DOMINION OF CANADA (FARMER)

is now the owner of an estate in fee simple  
 of and in THE NORTH WEST QUARTER OF SECTION ONE (1) TOWNSHIP

FIFTY THREE (53) RANGE TWENTY THREE (23) WEST OF THE FOURTH MERIDIAN IN THE SAID PROVINCE CONTAINING ONE HUNDRED AND SIXTY (160) ACRES MORE OR LESS.

RESERVING THEREOUT ALL MINES AND MINERALS.

CANCELLED

This Certificate of Title is cancelled  
 on Feb.  
 and a NEW CERTIFICATE OF TITLE No. 86 R 120  
 issued this 15 day of Dec. 19 47  
 to the Estate of the late Alfred Clayton Mc Ghan  
 D.D. No. 5169 B.K.  
 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 FOURTEENTH day of DECEMBER A.D. 19 43

CLOVER BAR ALTA.

P.O. Address \_\_\_\_\_

*Handwritten Signature* Registrar

North Alberta Land Registration District

2014 00; MTGE DATED 14-FEB-24 REG 11.35 AM 16-FEB-24 JIL:TA MC GHAN TO MUTUAL LIFE ASSCE. CO. ABOVE LAND FOR \$2000.00 AT \$.

A.D. REG.

OVER

The above mentioned State No. 20480  
is discharged by instrument of land the 17 day  
of Jan. 1944 A. M. 3:30 P.  
th 25 day of Jan. 1944 A. M.  
No. 116850  
Oil No. 1000  
No. 1000

LAND TITLES ACT, Sec. 57.—The land mentioned in any certificate of title granted under this Act shall by implication and without any special mention therein, unless the contrary is expressly declared, be subject to—

- (a) Any subsiding reservations or exceptions contained in the original grant of the land from the Crown;
- (b) All special taxes, including mortgages or discharge district taxes;
- (c) Any public highway or right-of-way or other public easement, however created upon, over or in respect of the land;
- (d) Any subsiding liens or encumbrances for a term for a period not exceeding three years, where there is actual occupation of the land under the same;
- (e) Any decrees, orders or judgments against or affecting the interest of the owner of the land which have been registered and announced in force against the owner;
- (f) Any right of preemption which may by statute or otherwise be vested in any person, body corporate, or His Majesty;
- (g) Any right-of-way or other easement created or acquired under the provisions of any Act or law in force in the Province.



Based on instrument registered at 1.40  
 P. on the 14 day of OCT.  
 A.D. 19 43  
 Number 6262 Sub. F.L. Sub. 192  
 A. T. KINHAIRD  
 Registrar, N.A.L.R.D.

# Certificate of Title

Assoe. Fund Value \$8725.00 Unearned Inc. Value \$4000.00 Refer Court No. 

TRANSMISSION

North Alberta Land Registration District.

This is to Certify that NATIONAL TRUST COMPANY LIMITED.

EXECUTOR OF THE ESTATE OF JULIA MC GHAN (DECEASED)

is now the owner of an estate in fee simple

of and in THE NORTH WEST QUARTER OF SECTION ONE (1) TOWNSHIP

FIFTY THREE (53) RANGE TWENTY THREE (23) WEST OF THE FOURTH MERIDIAN

IN THE PROVINCE OF ALBERTA DOMINION OF CANADA CONTAINING ONE HUNDRED

AND SIXTY (60) ACRES MORE OR LESS.

RESERVING THEREOUT ALL MINES AND MINERALS.

**CANCELLED**

This Certificate of Title is cancelled  
 and a NEW CERTIFICATE OF TITLE No. 22C No.  
 issued this 14 day of Dec 1943  
 to Alfred C. Mc Ghan  
 S. B. 8123 F.L.  
 W. H. HOGAN  
 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 FOURTEENTH day of OCTOBER A. D. 19 43

OCT 18 1943

P.O. Address EDMONTON ALTA.

*W. H. Hogan* Registrar  
 North Alberta Land Registration District

2014 DG; MTGE DATED 14-FEB-24 REG 11:36 AM 16-FEB-24 JULIA MC GHAN TO MUTUAL LIFE ASSGE. CO. ABOVE LAND FOR \$2000.00

*W. H. Hogan*  
 A. D. REC.

CANCELLED



145-B55

Filed on instrument registered at 25  
on the 25th day of June  
1922  
W. L. Hoone  
Registrar  
North Alberta Land Registration District

# Certificate of Title

Asso. Fund Vald. \$ 2,500.00

Unearned Inc. Vald. \$ 4,000.00

Refer Cert. No. 144

## North Alberta Land Registration District

This is to Certify that Julia McEwan, of  
Glover Bar, in the Province of Alberta, Dominion of Canada  
"Widow"

is now the owner of an estate in fee simple  
of and in The North West quarter of Section One (1), Township  
Fifty-three (53) Range Twenty-three (23) West of the Fourth  
meridian, in the said Province, containing One hundred and  
Sixty (60) acres more or less, <sup>reserving</sup> ~~excepting~~ thereout all mines  
and minerals



Issued this  
24 March 1922  
W. L. Hoone  
Registrar

CANCELLED

This Certificate of Title is cancelled  
in full unless read  
and a NEW CERTIFICATE OF TITLE No. 12-1-77  
issued the 14 day of Oct 1922  
to National Land Co Ltd.  
D. B. No. 6262 F.L.  
W. L. Hoone  
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 second day of June A.D. 1922.

for P.O. Address Glover Bar, Alta.

W. L. Hoone as Registrar, per JUN 6 1922  
North Alberta Land Registration District. (1)

The 2 above land  
is subject to a MORTGAGE made by Julia  
McEwan to St. Louis & Co.  
of Edmonton for \$ 10,000.00 and  
interest thereon at 5 per annum. Made the  
small day of May 1922.  
Registered at 25 on the 2  
June 1922, D. B. No. 7675-66  
W. L. Hoone

The above land  
is subject to a mortgage made by Julia  
McEwan to St. Louis & Co.  
of Edmonton for \$ 10,000.00 and  
interest thereon at 5 per annum. Made the  
small day of May 1922.  
Registered at 25 on the 2  
June 1922, D. B. No. 7675-66  
W. L. Hoone

The above mentioned Mortg No. 7675-66  
is discharged by instrument dated the 12 day  
of Feb 1922, Registered at 12 on the  
the 6 day of Feb 1922, as D. B.  
No. 224-26-60  
W. L. Hoone

NO ENCUMBRANCE  
ON BACK OF TITLE



HISTORICAL LAND TITLE CERTIFICATE  
TITLE CANCELLED ON NOVEMBER 08,1989

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0011 163 631            4;23;53;1;NW                      892 215 036 A

LEGAL DESCRIPTION

THE NORTH WEST QUARTER OF SECTION ONE (1)  
TOWNSHIP FIFTY THREE (53)  
RANGE TWENTY THREE (23)  
WEST OF THE FOURTH MERIDIAN,  
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS.  
EXCEPTING THEREOUT:                      HECTARES            (ACRES) MORE OR LESS  
A) PLAN 8821831    - ROAD                      2.332            5.76  
B) PLAN 8822419    - SUBDIVISION            7.08            17.50  
C) PLAN 8922189    - SUBDIVISION            3.73            9.22  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: STRATHCONA COUNTY (SHERWOOD PARK)

---

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
892 215 036	25/08/1989			RENEWAL

---

OWNERS

CANADIAN IMPERIAL BANK OF COMMERCE.  
OF 9990 JASPER AVENUE, EDMONTON  
ALBERTA T5J 2K3  
AS TO AN UNDIVIDED 2/3 INTEREST

---

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
309PL	05/07/1967	CAVEAT RE : ORDER CAVEATOR - CIGOL BITTERN LAKE TRANSMISSION LTD. "ORDER NO. 28222"

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 892 215 036 A

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
6676RL	20/11/1969	PUBLIC UTILITIES BOARD ORDER AFFECTED PLAN: 5752NY "ORDER NO. 29453"
2603RX	14/04/1970	CAVEAT CAVEATOR - NORTHWESTERN UTILITIES LIMITED.
872 264 161	30/10/1987	CAVEAT RE : AGREEMENT FOR SALE CAVEATOR - TRI-NORTH HOLDINGS LTD. 12303 GRANDVIEW DRIVE EDMONTON ALBERTA T6H4K3
882 091 342	29/04/1988	CAVEAT RE : AGREEMENT FOR SALE CAVEATOR - 376958 ALBERTA LTD. 203, 8657 51 AVE EDMONTON ALBERTA T6E6A8
882 237 273	05/10/1988	CAVEAT RE : MORTGAGE CAVEATOR - CANADIAN IMPERIAL BANK OF COMMERCE. 10102 JASPER AVE., EDMONTON ALBERTA AGENT - NORMAN WRIGHT
882 247 568	17/10/1988	CAVEAT RE : BENEFICIAL OWNER CAVEATOR - BRADSON PROJECTS LTD. CAVEATOR - 348593 ALBERTA LTD. CAVEATOR - 348591 ALBERTA LTD. CAVEATOR - 339984 ALBERTA LTD. CAVEATOR - 379988 ALBERTA LTD. CAVEATOR - FINK'S PROPERTIES LTD. CAVEATOR - 340512 ALBERTA LTD. CAVEATOR - 383101 ALBERTA LTD. CAVEATOR - 383174 ALBERTA LTD. CAVEATOR - 382945 ALBERTA LTD. CAVEATOR - 383175 ALBERTA LTD. CAVEATOR - 382857 ALBERTA INC. CAVEATOR - 383050 ALBERTA LTD. CAVEATOR - BUNNY DAYCARE (1986) LTD. CAVEATOR - 382484 ALBERTA LTD. CAVEATOR - 382852 ALBERTA LIMITED. ALL OF : #203 - 8657 51 AVENUE, EDMONTON ALBERTA T6E6A8 AGENT - KEITH BRADLEY

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 3  
# 892 215 036 A

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
882 247 578	17/10/1988	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE COUNTY OF STRATHCONA NO. 20. FRANK VESPI, 2001 SHERWOOD DRIVE, SHERWOOD PARK ALBERTA
892 125 022	29/05/1989	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - D.W.C. HOLDINGS LTD. CAVEATOR - DBO HOLDINGS LTD. BOTH OF: 1300, 5555 CALGARY TRAIL EDMONTON ALBERTA T6H5P9 AGENT - JOHN C WORTON
892 178 468	21/07/1989	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - WELLS CONSTRUCTION LTD. C/O MESSRS BISHOP & MCKENZIE 2500 CANADIAN COMMERCIAL BANK TOWER 10104 103 AVE EDMONTON ALBERTA T5J1V3 AGENT - ARMAND J MOSS
892 181 318	25/07/1989	CAVEAT RE : POSTPONEMENT CAVEATOR - CANADIAN IMPERIAL BANK OF COMMERCE. 9990 JASPER AVENUE, EDMONTON ALBERTA T5J2N7 AGENT - NORMAN B WRIGHT
892 216 589	28/08/1989	DISCHARGE OF CAVEAT 892125022
892 216 590	28/08/1989	DISCHARGE OF CAVEAT 892178468
892 216 591	28/08/1989	REQUEST FOR RELEASE OF D.C.T. DCT ISSUED SURRENDERED BY 892291605
892 267 560	18/10/1989	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - CPF ADVISORY SERVICES LIMITED. 2500, 10303 JASPER AVE, EDMONTON ALBERTA AGENT - SOLOMON OSHRY
892 284 594	01/11/1989	DISCHARGE OF CAVEAT 882237273
892 284 595	01/11/1989	DISCHARGE OF CAVEAT 892181318

( CONTINUED )







**CANCELLED**  
Certificate of Title

NUMBER 8 9 2 2 1 5 0 3 6

REFERENCE 8 7 2 0 9 2 8 3 3

CONSIDERATION SEE INSTRUMENT

### North Alberta Land Registration District

THIS IS TO CERTIFY that BRADSON PROJECTS LTD.

#203, 8657 - 51 AVENUE  
EDMONTON, ALBERTA T6E 6A8

is/are now the owner(s) of an estate in fee simple AS TO AN UNDIVIDED TWO THIRDS (2/3) INTEREST  
of and in

ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION ONE (1),  
TOWNSHIP FIFTY THREE (53)  
RANGE TWENTY THREE (23)  
WEST OF THE FOURTH MERIDIAN, THAT LIES WITHIN A PLAN OF SUBDIVISION,  
CONTAINING 3.73 HECTARES, MORE OR LESS.  
EXCEPTING THEREOUT ALL MINES AND MINERALS.

TITLE CANCELLED	892215036	IN FULL
UNDER CONSOLIDATION OF INTEREST		
on this	25TH	day of AUGUST 19 89
<i>A. D.</i>		
JO	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 subscribed my name and affixed my official seal this

25TH ..... day of ... AUGUST, 19 .. 89 .....

JO

*A. D.*

A.D. Registrar

A.G. 1828 (REV MAR/84)

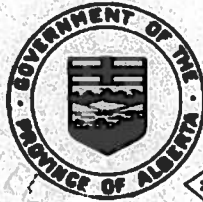
North Alberta Land Registration District





# Certificate of Title

Canada



NO.	8	1	2	2	8	4	7	9	1
REF.			3	-	V	-	2	4	1
VALUE \$	1	6	0	0	0	0	0	0	0

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

PLAN	BLK.	LOT	PT.
2			

## North Alberta Land Registration District

THIS IS TO CERTIFY that **CARMA DEVELOPERS LTD.**

IS now the owner of an estate in fee simple  
of and in

THE NORTH WEST QUARTER OF SECTION ONE (1)  
TOWNSHIP FIFTY THREE (53)  
RANGE TWENTY THREE (23)  
WEST OF THE FOURTH MERIDIAN,  
CONTAINING 64.7 HECTARES (160 ACRES)  
MORE OR LESS.

EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE CANCELLED 172092833  
as to 1/2 of Carma Developers Ltd  
on this 1 day of MAY 1987  
Don Becker  
A. D. Registrar

TITLE CANCELLED as to the remainder  
in full under reservation  
on this 1 day of MAY 1987  
Don Becker  
A. D. Registrar

SUBJECT TO THE ENCUMBRANCES, LIENS, ESTATES OR INTERESTS NOTIFIED BY MEMORANDUM 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 1ST day of DECEMBER, A.D. 1981

Post Office Address 10009 - 108 STREET  
EDMONTON, ALBERTA



Don Becker  
A. D. Registrar

North Alberta Land Registration District

**CANCELLED**

**Certificate of Title**

NAME CARMA DEVELOPERS LTD.  
LAND 4-23-53-1-N.W.

**CHARGES, LIENS AND INTERESTS.**

**ABBREVIATIONS**  
 UNW - Utility Right of Way  
 BL - Builders Lien  
 TN - Tax Notification  
 WE - Writ of Execution  
 ENCUM - Encumbrance  
 E - Easement  
 C - Covenant  
 Tr - Transmission  
 Tr - Transfer  
 Mgs - Mortgage

TITLE NO 8 1 2 2 8 4 7 9 1

Nature of Instrument	Registration Number	Date of Registration DY MO YR	Amount \$	PARTICULARS	Signature of Registrar	Charges and Interests	
						Registration Number	Date of Registration DY MO YR
C. /	309 P.L.	5 7 67		(RE: ORDER 28222) BY CIGOL BITTERN LAKE TRANSMISSION LTD.	<i>[Signature]</i>		
ORDER	6676 R.L.	20 11 69		PT. ABOVE LANDS DESC. SUBJ. TO AN ORDER BY THE PUBLIC UTILITIES BOARD (ORDER 29453, PL. 5752 NY)	<i>[Signature]</i>		
C. /	2603 R.X.	14 4 70		BY NORTHWESTERN UTILITIES LTD.	<i>[Signature]</i>		
C.	782270126	23 11 78		PT. DIS. REG. #812151087, 25-JUNE-81 AS TO INT. OF LAY PERRY HOMES. BY LEN PERRY HOMES LTD. MCQUARRIE INVESTMENTS LTD. AND ART STANILAND INVESTMENTS LTD.	<i>[Signature]</i>	872092824	1 5 87
C.	792256797	19 10 79		BY CARMA DEVELOPERS LTD.	<i>[Signature]</i>	832252023	17 10 83
C.	802000679	3 1 80		BY THE ROYAL BANK OF CANADA	<i>[Signature]</i>	822248088	10 11 82
C.	802029574	11 2 80		BY CANADIAN IMPERIAL BANK OF COMMERCE	<i>[Signature]</i>	872092825	1 5 87
E. ✓	802143006	25 6 80		DISCHARGED EXCEPT PT. ON PLAN 812 0631 #862036121 19-2-86 BY IN FAVOR OF COUNTY OF STRATHCONA NO. 78	<i>[Signature]</i>		
C.	812151088	25 6 81		(AS TO 1/3 INTEREST.) BY PERRY HOMES OF PERMANENCE LTD.	<i>[Signature]</i>	872092826	1 5 87
C.	812237259	5 10 81		BY THE CANADIAN IMPERIAL BANK OF COMMERCE	<i>[Signature]</i>	872092827	1 5 87
C	812297454	16 12 81		BY GEORGE R. DAVIDSON	<i>[Signature]</i>	872083795	22 10 87

CONT. ON PAGE 2

(M) (M)

# Certificate of Title

NAME **CARMA DEVELOPERS LTD.**

LAND **4-23-53-1-N.W.**

## CHARGES, LIENS AND INTERESTS.

Show Other Abbreviations Here

**CANCELLED**

**ABBREVIATIONS**  
 URW - Utility Right of Way  
 BL - Builders Lien  
 TN - Tax Notification  
 WE - Writ of Execution  
 C.C. - Covenants and Conditions  
 ENCUM - Encumbrance

**TITLE NO.** 8 1 2 2 8 4 7 9 1

Nature of Instrument	Registration Number	Date of Registration DY, MO, YR	Amount \$	PARTICULARS	Signature of Registrar	Mergers and Withdrawals		Signature of Registrar
						Registration Number	Date of Registration DY, MO, YR	
<del>MTGE</del>	822163269	23 7 84		BY THE ROYAL BANK OF CANADA	<i>[Signature]</i>	842253468	22 11 84	<i>[Signature]</i>
C	832054081	8 3 83		BY CANADIAN IMPERIAL BANK OF COMMERCE (RE: MTGE.) (BOX 490, 10102 JASPER AVE., EDMONTON, ALBERTA T5J 2K4)	<i>[Signature]</i>	872092828	1 5 87	JH
<del>MTGE</del>	832151097	3 6 83		BY THE ROYAL BANK OF CANADA (RE: MTGE) (9046-51 AVENUE, EDMONTON, ALTA. T6E 2X4)	<i>[Signature]</i>	842257616	28 11 84	<i>[Signature]</i>
C	832302997	14 12 83		BY CANADIAN IMPERIAL BANK OF COMMERCE (RE: AGREEMENT FOR SALE) 9990 JASPER AVE., BOX EDH... T5J 2K3	<i>[Signature]</i>	872092829	1 5 87	JH
C	832302998	14 12 83		BY CANADIAN IMPERIAL BANK OF COMMERCE (RE: AGREEMENT FOR SALE) 9990 JASPER AVE., BOX EDH... T5J 2K3	<i>[Signature]</i>	872092830	1 5 87	<i>[Signature]</i>
MTGE	842064683	23 3 84	250,000,000.00	TO GUARANTY TRUST COMPANY OF CANADA (GULF CANADA SQUARE, 401-9 AVE. S.W. CAL. AB. T2P 3C5)	<i>[Signature]</i>	872026209	6 2 87	<i>[Signature]</i>
C.	842092249	27 4 84		BY ART STANILAND INVESTMENTS LTD. AND THE CANADIAN IMPERIAL BANK OF COMMERCE (RE: AMEND OF AGREEMENT FOR SALE) C/O 900 - CHANCERY HALL #3 - SIR WINSTON CHURCHILL SQ. C. NO. 782270126 IS SUBJECT TO A JUDGE'S ORDER	<i>[Signature]</i>	872092831	1 5 87	JH
JUDGE'S ORDER	842253468	22 11 84		MERGED	<i>[Signature]</i>			JH
C	842264745	7 12 84		BY ART STANILAND INVESTMENTS LTD. (RE: AGREEMENT FOR SALE) 8212, 11523-100 AVE., EDMONTON, ALTA. (AGENT: WILLIAM A. JOHNSON)	<i>[Signature]</i>	872092832	1 5 87	<i>[Signature]</i>
MTGE	862132546	26 6 86	250,000,000.00	TO GUARANTY TRUST COMPANY OF CANADA 401 - 9 AVENUE S.W., CALGARY, T2P 3C5	<i>[Signature]</i>	872026210	6 2 87	<i>[Signature]</i>

**M**

**M**

**M**

**M**



# Certificate of Title

**CANCELLED**

NUMBER 8 1 2 2 8 4 7 9 1

REFERENCE 3 - V - 2 4 1

CONSIDERATION \$ NIL

RENEWAL 872092833  
1-5-87

## North Alberta Land Registration District

THIS IS TO CERTIFY that **CARMA DEVELOPERS LTD. OF 10009-108 STREET, EDMONTON, ALBERTA.**

is/are now the owner(s) of an estate in fee simple **AS TO AN UNDIVIDED ONE-THIRD (1/3) INTEREST**  
of and in

THE NORTH WEST QUARTER OF SECTION ONE (1)  
TOWNSHIP FIFTY THREE (53)  
RANGE TWENTY THREE (23)  
WEST OF THE FOURTH MERIDIAN  
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS.

**CANCELLED**

EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE CANCELLED 872092834  
Am Becken  
on this 1 day of MAY 1987  
Am Becken  
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 subscribed my name and affixed my official seal this

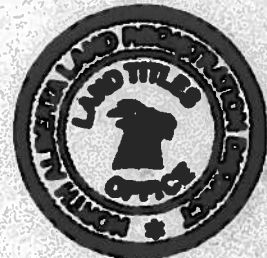
.....1..... day of ..**DECEMBER** 1981.....

JH

.....Am Becken..... A.D. Registrar

A.G. 1235 (REV. MAR. 81)

North Alberta Land Registration District





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**APPENDIX C**

**Aerial Photographs**

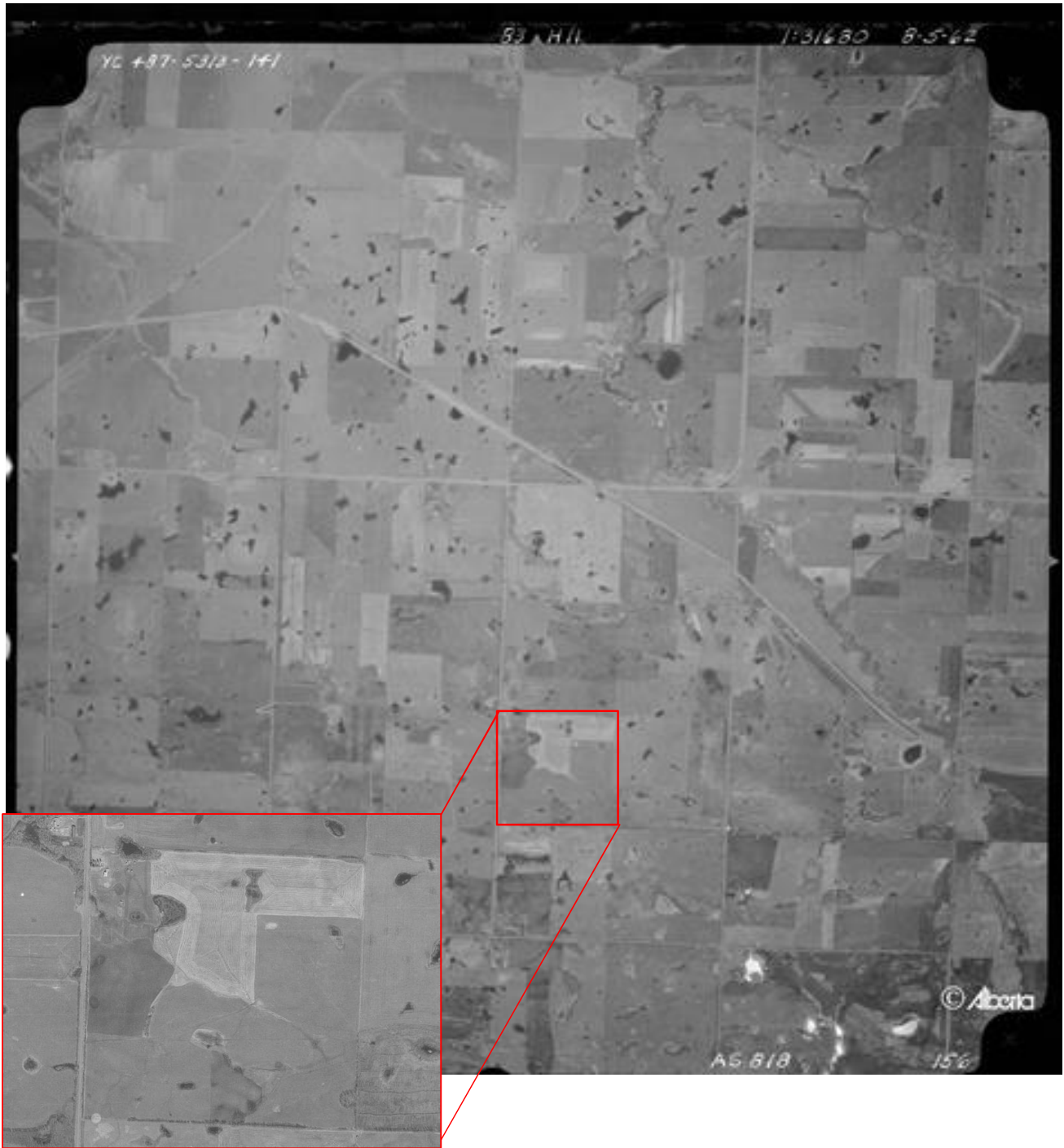
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Figure 1	AS135-5309
Year	1949
Scale	1:40,000



**OPUS STEWART WEIR**

Figure 2

AS818-156

Year

1962

Scale

1:31,680



**OPUS STEWART WEIR**

Figure 3

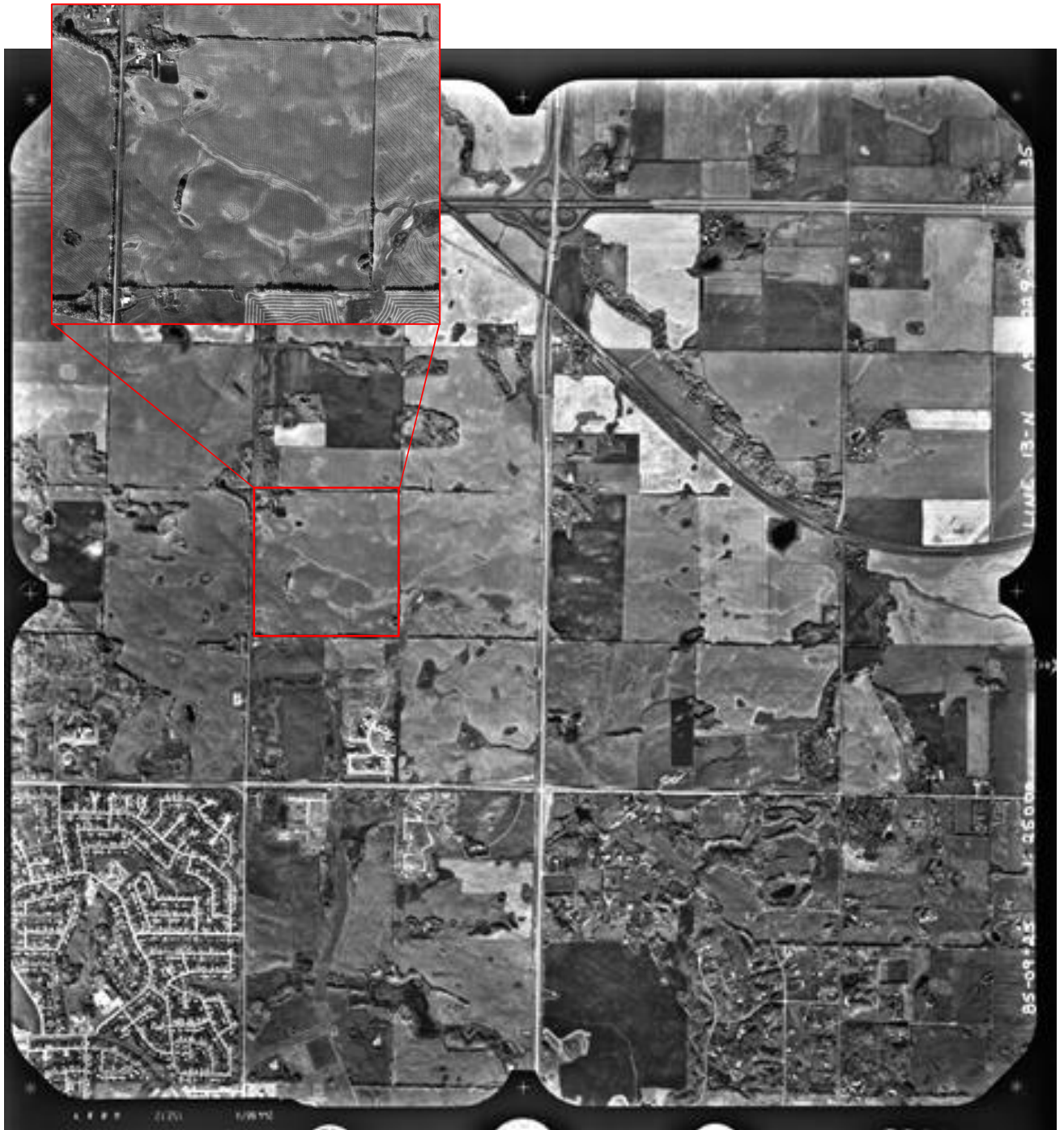
AS1456-216

Year

1974

Scale

1:24,000



**OPUS STEWART WEIR**

Figure 4

AS229-35

Year

1985

Scale

1:25,000



**OPUS STEWART WEIR**

Figure 5

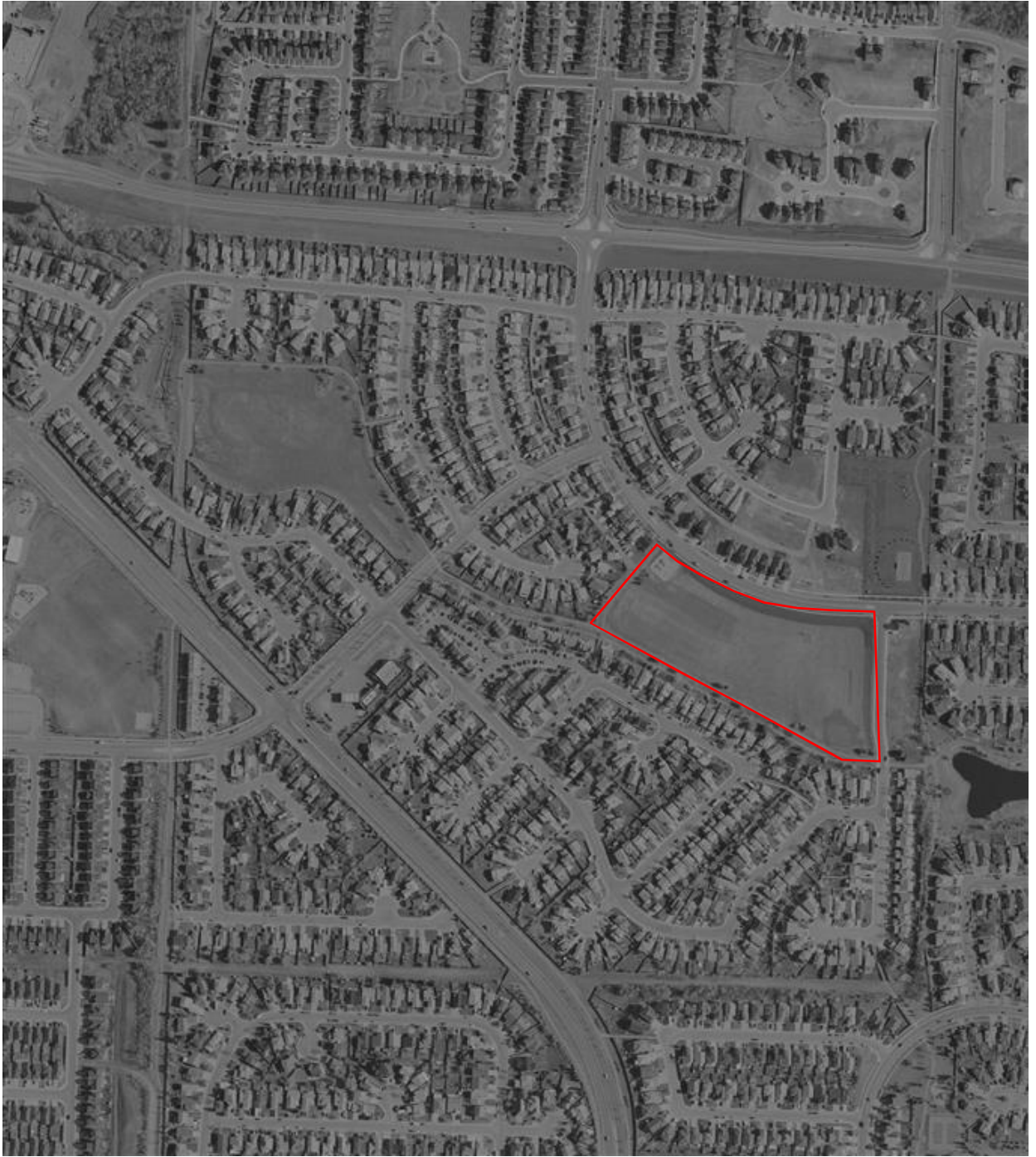
AS4750-10

Year

1997

Scale

1:20,000



**OPUS STEWART WEIR**

Figure 6

AS158-18

Year

2009

Scale

1:20,000



**OPUS STEWART WEIR**

Figure 7

@ Strathcona  
County – Tile 9

Year

2013

Scale

Unknown



**OPUS STEWART WEIR**

Figure

@ Google Earth

Year

2016

Scale

Eye Alt 1.60km



---

## **APPENDIX D**

### **Approval & Company Provided Records**

---





Opus Stewart Weir Ltd  
Sherwood Park Office  
Suite 140, 2121 Premier Way  
Sherwood Park AB T8H 0B8  
Canada

t: +1 780 410 2580  
f: +1 780 410 2589  
w: www.opussw.com

April 18, 2016

To Whom It May Concern:

Please be informed that Opus Stewart Weir Ltd has been retained by Elk Island Public Schools to perform an Environmental Site Assessment (ESA) on:

**Property identified:** Davidson Creek Park – Davenport Drive & Davenport Place (Lot 62MR; Block 42; Plan 922 3342)

**Located in:** Sherwood Park, Alberta

Please release any relevant information requested by Opus Stewart Weir for environmental assessment purposes.

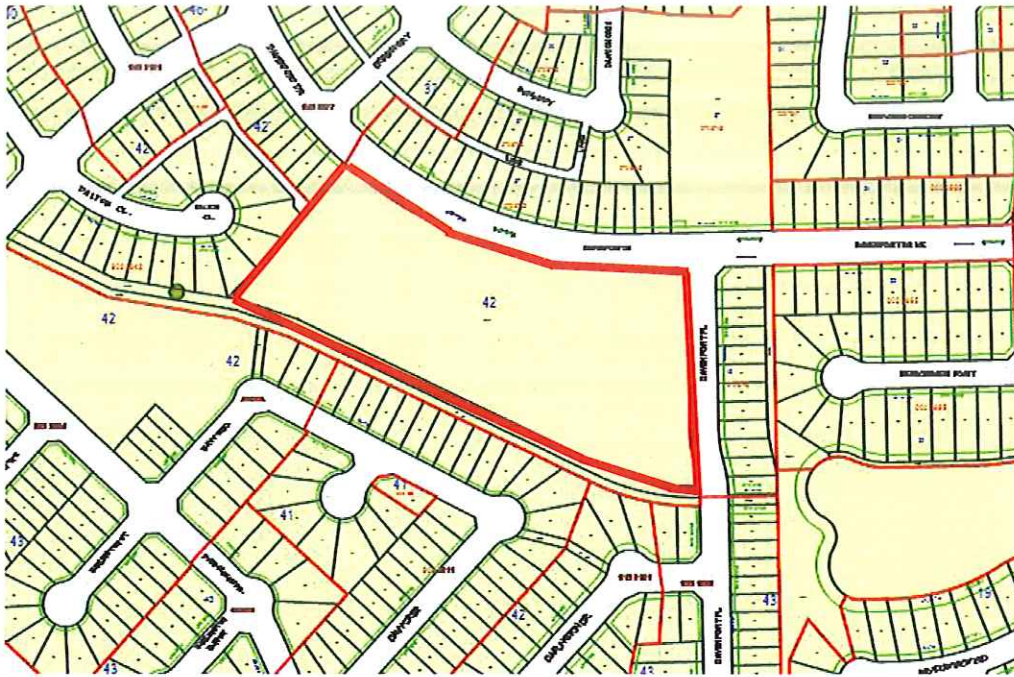
Per. Landowner	_____	Signature
(Individual Landowner)	_____	Name (Printed)
	_____	Date Signed

Or

Authorized Corporate Officer (Land Holder)	<u>Stacy Fedechko</u>	Signature
	<u>STACY FEDECHKO</u>	Name (Printed)
	<u>DIRECTOR, PLANNING &amp; DEV.</u>	Position
	<u>STATHECONA COUNTY</u>	Company
	<u>Apr 19/16</u>	Date Signed

Yours truly,

Opus Stewart Weir Ltd.



---

**APPENDIX E**  
**Records Responses**

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May 6, 2016

Ms. Sarah Wyllie  
Opus Stewart Weir  
140, 2121 Premier Way  
Sherwood Park Alberta T8H 0B8

**Fax:** (780) 410-2589  
**Your File #:** ED67 38765[B]  
**Access Request:** E16-G-0674

Dear Ms. Wyllie,

**Subject: Freedom of Information and Protection of Privacy Act Request for records pertaining to the property located at 346 Davenport Drive, Sherwood Park, AB.**

The following is in response to your request of April 18, 2016 for access under the *Freedom of Information and Protection of Privacy (FOIP) Act* to the subject records.

A search of Alberta Environment & Parks record holdings has not identified any records relating to the subject of your request, based on the search parameters you provided to this office.

If you have any questions or concerns about the processing of your FOIP request, please write to the above address or call me at (780) 644-1790, so that we can look at ways to address these issues. If, however, we are unable to resolve your concerns, under section 65(1) of the Freedom of Information and Protection of Privacy Act, you may ask the Information and Privacy Commissioner to review [this decision]. To request a review, you must complete and deliver a Request for Review form within 60 days from the date of this notice to the Commissioner at 410, 9925 – 109 Street, Edmonton, Alberta, T5K 2J8. The form is available under the Resources tab on the Commissioner's website [www.oipc.ab.ca](http://www.oipc.ab.ca) or you can call 1-888-878-4044 to request a copy of the form.

If you request a review, please provide the Commissioner with a copy of your original request, any letters of clarification, a copy of this letter and the reason why you are requesting a review.

As this site is identified as an Approval site, you may obtain information about the Approval on our website (<https://avw.alberta.ca/ApprovalViewer.aspx>) by selecting the Approval Viewer link and entering the Approval number(s) 00001160 and 00356866. Check "Show Inactive Authorizations" to view all available documents. If you require more information pertaining to the Approval site, please contact the Approval holder. If after 30 days you do not receive the information, as identified in the Disclosure to Information, Ministerial Regulation 273/2004 of the Environmental Protection and Enhancement Act or as identified under Section 16 Provision of Information, Water (Ministerial) Regulation of the Water Act, please contact **Sarah Boisvert**, Alberta Environment & Parks Regional Office for viewing of the records at **(780) 415-8497**.

If you have any questions or concerns, please write or call me at (780) 644-1790.

Sincerely,



Sona Razi,  
Administrative Assistant



FOIP Office, Informatics  
5<sup>th</sup> Floor, Great West Life,  
9920 - 108 Street  
Edmonton, Alberta, T5K 2M4  
Telephone: 780-427-4429  
Fax: 780-427-9838  
[www.aep.alberta.ca](http://www.aep.alberta.ca)

May 6, 2016

Ms. Sarah Wyllie  
Opus Stewart Weir  
140, 2121 Premier Way  
Sherwood Park Alberta T8H 0B8

Fax: (780) 410-2589  
Your File # ED67 38765[B]

Dear Ms. Wyllie,

**Re: Routine Disclosure Request 0416-RD-16 for information routinely available under the Environmental Protection and Enhancement (EPEA) Legislation.**

Our office received your request on April 18, 2016 along with payment of the initial fee in the amount of \$25.00, and proceeded with a search for the following subject records:

**Location:** 346 Davenport Drive, Sherwood Park  
NW Sec 1 Twp 53 Rge 23 W4M  
Plan 9223342, Block 42, Lot 62MR

**Names:** County of Strathcona; Bradson Projects Ltd.; Royal Bank of Canada; Canadian Imperial Bank of Commerce

**Time Frame:** Historical to April 18, 2016

**Records:** Scientific/technical information which may include reports documenting the nature and extent of soil, ground and surface water contamination; remedial measures taken to clean-up the site or status of the site; and external correspondence between the submitter and the Department of Environment & Parks pertaining to the reports.

Please be advised this site is identified as an Approval site, you may obtain information about the Approval on our website at <https://avw.alberta.ca/ApprovalViewer.aspx>. Select the Approval Viewer link and enter the Approval number(s) 00001160, 00356866 Check "Show Inactive Authorizations" to view all available documents. If you require more information pertaining to the Approval site, please contact the Approval holder. If after 30 days you do not receive the information, as identified in the Disclosure to Information, Ministerial Regulation 273/2004 of the Environmental Protection and Enhancement Act or as identified under Section 16 Provision of Information, Water (Ministerial) Regulation of the Water Act, please contact Sarah Boisvert, Alberta Environment & Parks Regional Office for viewing of the records at (780) 415-8497. Your Routine Disclosure Request is now closed.

If you have any further questions or concerns, please write or call me at (780) 644-1790.

Sincerely,

A handwritten signature in black ink, appearing to read "Sona Razi".

Sona Razi,  
Administrative Assistant



Figure 3

ESAR Results for  
Project Area

Conducted on:

April 19, 2016

Conducted by:

Sarah Wyllie



May 23, 2008

Ms. Christine Jackson  
Manager  
Strathcona County  
2001 Sherwood Drive  
Sherwood Park AB T8A 3W7

Dear Ms. Jackson:

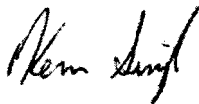
**Re: Environmental Protection and Enhancement Act Registration No. 1160-02-00  
Sherwood Park Wastewater System  
Notice-Code of Practice for a Water Collection System**

In accordance with section 3.2 (2) of the Wastewater and Storm Drainage Regulation, the Director is providing notice that the Code of Practice for Wastewater Systems Consisting Solely of a Wastewater Collection System will be applied to the operation of the above wastewater system. The following sections of the Code of Practice apply on June 15, 2008 unless an exception is noted:

PART 1 – all sections;  
PART 2 – all sections;  
PART 3 – all sections;  
PART 4 – all sections;  
PART 5 – all sections,  
PART 6 – all sections;  
PART 7 – all sections;  
PART 8 - all sections as applicable for records existing at the time of this notice and all records created after receipt of this notice; and  
PART 9 – all sections.

If you have any questions regarding this Notice, please contact Terry McGinn at (780) 427-8146.

Yours truly,



Kem K. Singh, P. Eng.  
Regional Approvals Manager  
Northern Region  
(Designated Director under the Act)

Enclosure

cc: Regulatory Approvals Centre

## Order Fulfillment Non-Availability Form

**Company Name:** Opussw  
**Customer Name:** Sarah Wyllie  
**Order Date:** April 29, 2016

Calgary Head Office  
 Suite 1000, 250 – 5 Street SW  
 Calgary, Alberta T2P 0R4  
 Canada

[www.aer.ca](http://www.aer.ca)

**Task I.D:** D20P-O2916

Requested information has not been supplied. Please see code index for reason.

License No.	Unique Well Identifier/Facility Location	Code
	NW 01-053-23W4	12

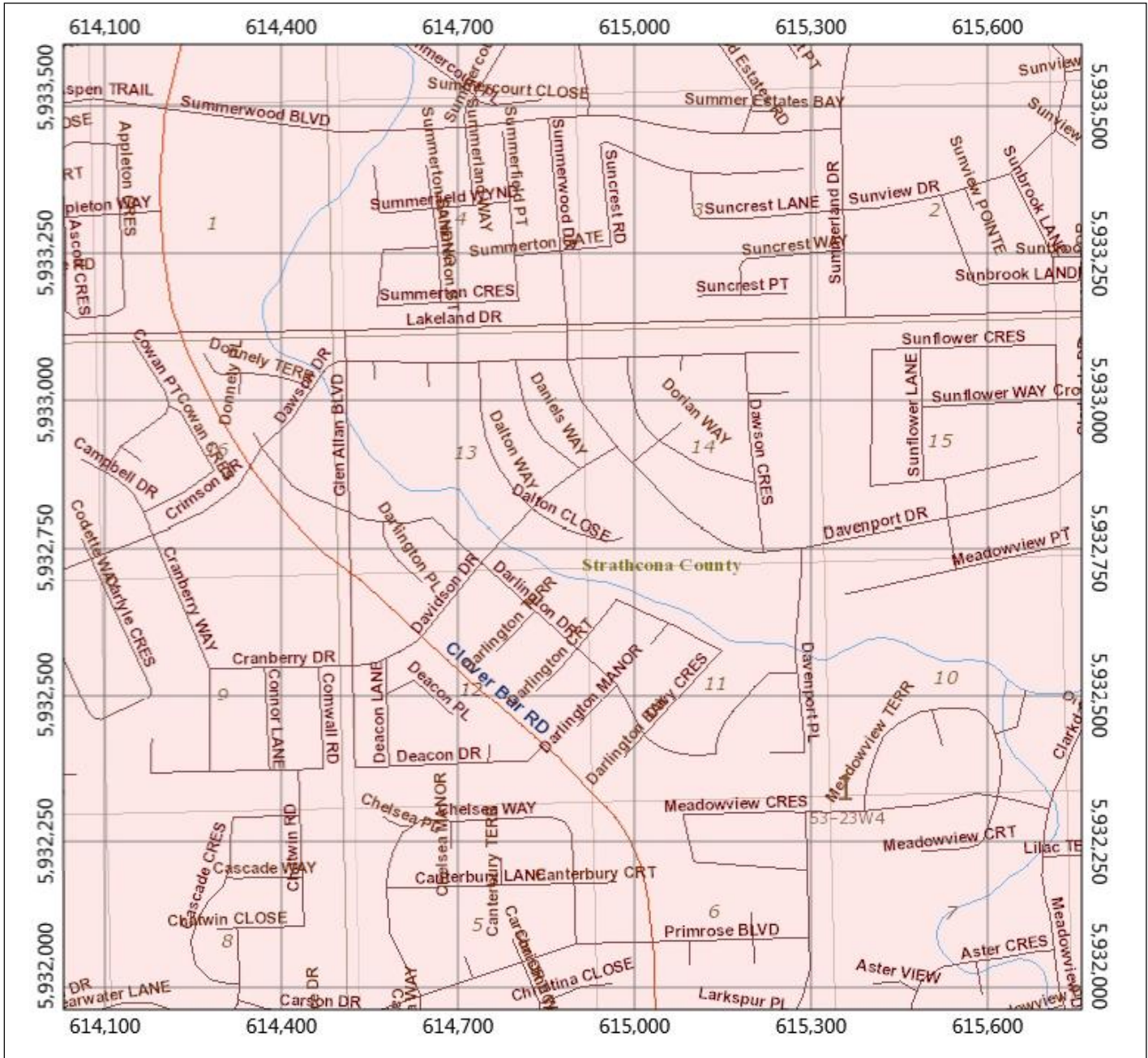
1	No wells in location provided
2	Confidential
3	Well not on production
4	Historical well – no production required to be submitted prior to 1962
5	No cores cut
6	Core cut, not analyzed
7	No DST run
8	No pressure tests submitted
9	No fluid analysis submitted
11	No pipelines
12	No complaint or release records
13	No directional survey submitted
14	Vertical well – no directional survey required
15	No facilities in location provided
16	Retrospective facility – no file available
17	No logs run
18	No data available (other)

**Additional information** (if necessary):

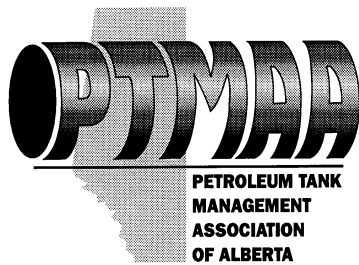
For wellsites, please refer to ST-37 List of Wells in Alberta <http://aer.ca/data-and-publications/statistical-reports/st37>

We also have an Abandoned Well Map Viewer online

<http://mapview.ercb.ca/spatialdatabrowser/Default.aspx?I+Agree=I+Agree&r=ugohdvqdzpcacm55gyvtsm55&config=AbandonedWells.xml>



<b>AER Abandoned Well Map</b>	Base Data provided by Spatial Data Warehouse Ltd	
	Author: XXX	Printing Date: 4/19/2016
<b>Legend</b> ◆ Abandoned Wells (large scale) Railways ══ Multiple Track Rail Line + Double Track Rail Line + Single Track Rail Line + Rail Line Spur + Abandoned Rail Line + Former Rail Line Detailed Roads --- <all other values> Trans-Canada Highway	Date Date (if applicable)	
	Scale: 9,459.65 0.14 Kilometers 0	
	Projection and Datum: 10TM AEP Forest, NAD83	
The AER does not warrant the accuracy or completeness of the information contained in this map and is not responsible for any errors or omissions in its content and accepts no liability for the use of this information		



## Petroleum Tank Management Association of Alberta

Suite 980, 10303 Jasper Avenue  
Edmonton, Alberta T5J 3N6  
PH: (780)425-8265 or 1-866-222-8265  
FAX: (780)425-4722

April 22, 2016

Sarah Wyllie  
Opus Stewart Weir  
140, 2121 Premier Way  
Sherwood Park, AB  
T8H 0B8

Dear Sarah Wyllie:

As per your request, the PTMAA has checked the registration of active tank sites and inventory of abandoned tank sites and there are no records for the property with the legal land description:

346 Davenport Drive, Sherwood Park  
Plan 9223342, Block 42, Lot 62MR  
NW 01-053-23-W4

Please note that both databases are not complete. The main limitation of these databases is that they only include information reported through registration or a survey of abandoned sites completed in 1992 and should not be considered as a comprehensive inventory of all past or present storage tank sites. The PTMAA **cannot** guarantee that tanks do not or have not existed at this location. Information in the databases is based on information supplied by the owner and the PTMAA cannot guarantee its accuracy. Information on storage tanks or on past or present contaminant investigations may be filed with the local Fire Department or Alberta Environment.

Yours truly,

*Gennie Jacobsen*  
PTMAA



Environmental Public Health  
HSBC Building  
Suite 700, 10055 – 106 Street,  
Edmonton, AB T5J 2Y2  
Fax 780.735.1802  
Phone 780.735.1800  
[AHS.EZ.RecordsSearch@albertahealthservices.ca](mailto:AHS.EZ.RecordsSearch@albertahealthservices.ca)

May 2, 2016

Sarah Wyllie  
Opus Stewart Weir  
140, 2121 Premier Way  
Sherwood Park, AB T8H 0B8

Dear Sarah,

**Re: Your request for records search**

On April 20, 2016, our office received your request for information regarding the following properties:

346 Davenport Dr., Sherwood Park AB

We have conducted a search for records created in accordance with public health legislation, including records relating to hazardous waste sites, abandoned landfills and contamination sources constituting a public health nuisance.

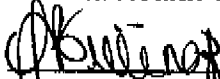
No record of landfills or contaminated sites found. It should be noted that the fact that records do not exist does not necessarily mean that the property complies with all applicable legislation.

Please be advised that records relevant to your search may be held by other agencies, such as Alberta Environment and Sustainable Resource Development, Alberta Energy and Utilities Board, local governments, and others. You should contact these agencies directly for further information.

Enclosed is the invoice owing for this service. Please issue payment to the address noted above.

\$50.00 x 1 file search  
**TOTAL OWING: \$50.00**

Sincerely,  
**Alberta Health Services**

  
\_\_\_\_\_  
For Chris Kelly, B.Sc., CPHI(C)  
Environmental Health Officer/Executive Officer

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**APPENDIX F**  
**Site Visit Photographs**

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Fig. 1: Facing South from NE Corner



Fig. 2: Davidson Creek Park Ball Diamond



Appendix F	Site Photos Davidson Creek Park 346 Davenport Dr.
Conducted on:	April 20, 2016
Conducted by:	Sarah Wyllie

Fig. 3: Facing Southwest from NE Corner



Fig. 4: Facing West from NE Corner



Appendix F

Site Photos  
Davidson Creek Park  
346 Davenport Dr.

Conducted on:

April 20, 2016

Conducted by:

Sarah Wyllie



Fig. 5: Tree Bed – SE Corner



Fig. 6: Facing West from SE Corner



Appendix F	Site Photos Davidson Creek Park 346 Davenport Dr.
Conducted on:	April 20, 2016
Conducted by:	Sarah Wyllie

Fig. 7: Facing Northwest from SE Corner



Fig. 8: Facing North from SE Corner



Appendix F

Site Photos  
Davidson Creek Park  
346 Davenport Dr.

Conducted on:

April 20, 2016

Conducted by:

Sarah Wyllie

Fig. 9: Stream along South Boundary  
(from SE Corner facing West)



Fig. 10: Stream along South Boundary  
(facing West)



Appendix F	Site Photos Davidson Creek Park 346 Davenport Dr.
Conducted on:	April 20, 2016
Conducted by:	Sarah Wyllie

Fig. 11: Willows along Creek  
(South Boundary)



Fig. 12: View of Ball Diamond  
from South-Central Boundary



Appendix F	Site Photos Davidson Creek Park 346 Davenport Dr.
Conducted on:	April 20, 2016
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Fig. 13: View of South Boundary from SW Corner



Fig. 14: View of Stream/South Boundary from SW Corner



Appendix F

Site Photos  
Davidson Creek Park  
346 Davenport Dr.

Conducted on:

April 20, 2016

Conducted by:

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Fig. 15: View of West Boundary from SW



Fig. 16: Facing East from West Boundary



Appendix F	Site Photos Davidson Creek Park 346 Davenport Dr.
Conducted on:	April 20, 2016
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Fig. 17: Davidson Creek Park  
Playground in the NW Corner



Fig. 18: Davidson Creek Park  
Playground in the NW Corner



Appendix F	Site Photos Davidson Creek Park 346 Davenport Dr.
Conducted on:	April 20, 2016
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Fig. 18: Facing East from North-Center in Park



Fig. 19: Facing SE from North-Center in Park



Appendix F	Site Photos Davidson Creek Park 346 Davenport Dr.
Conducted on:	April 20, 2016
Conducted by:	Sarah Wyllie



Fig. 20: Facing South from North-Center in Park



Fig. 21: Facing SW from North-Center in Park



Appendix F

Site Photos  
Davidson Creek Park  
346 Davenport Dr.

Conducted on:

April 20, 2016

Conducted by:

Sarah Wyllie

Fig. 22: Manhole located North-Center of Park



Fig. 22: Manhole TF39



Appendix F

Site Photos  
Davidson Creek Park  
346 Davenport Dr.

Conducted on:

April 20, 2016

Conducted by:

Sarah Wyllie



Opus Stewart Weir Ltd  
Suite 140, 2121 Premier Way  
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