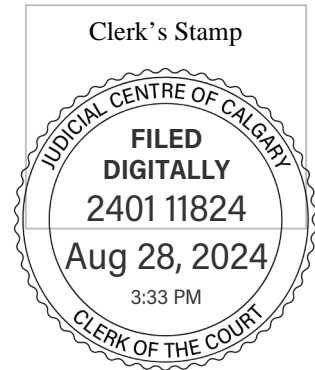


**COURT FILE NUMBER** 2401-11824  
**COURT** COURT OF KING'S BENCH OF ALBERTA  
**JUDICIAL CENTRE** CALGARY  
**PLAINTIFF/  
APPLICANT** CANADIAN IMPERIAL BANK OF  
COMMERCE  
**DEFENDANTS/  
RESPONDENTS** KORITE INTERNATIONAL LIMITED  
PARTNERSHIP AND KORITE  
INTERNATIONAL GP INC.  
**DOCUMENT** AFFIDAVIT OF LEGAL ASSISTANT

**ADDRESS FOR  
SERVICE AND  
CONTACT  
INFORMATION OF  
PARTY FILING THIS  
DOCUMENT** Ryan Laity/Jennifer Pepper  
Borden Ladner Gervais LLP  
1900, 520 – 3<sup>rd</sup> Avenue SW  
Calgary, AB T2P 0R3  
Telephone: (604) 632-3544/(604) 640-4106  
Email: rlaity@blg.com/ jpepper@blg.com  
File No. 500007/005947



---

**AFFIDAVIT OF JENNIFER GORRIE**

**SWORN ON AUGUST 28, 2024**


---

I, **JENNIFER GORRIE**, of the City of Calgary, in the Province of Alberta, Legal Assistant, MAKE OATH AND SAY THAT:

1. I am a Legal Assistant employed by the law firm Borden Ladner Gervais LLP (“**BLG**”), counsel to the Plaintiff, Canadian Imperial Bank of Commerce (“**CIBC**”) and as such I have personal knowledge of the matters hereinafter deposed to, except where stated to be upon information and belief and where so stated, I believe the same to be true.
2. Attached hereto and marked as **Exhibit “A”** to this my Affidavit is a true copy of the Land Titles Certificate, Title Number 071 384 566 +1, obtained from the Alberta Land Titles Office and dated August 27, 2024.

3. Attached hereto and marked as **Exhibit "B"** to this my Affidavit is a true copy of the Land Titles Certificate, Title Number 891 035 133 C, obtained from the Alberta Land Titles Office and dated August 27, 2024.
4. Attached hereto and marked as **Exhibit "C"** to this my Affidavit is a true copy of the Land Titles Certificate, Title Number 891 053 743, obtained from the Alberta Land Titles Office and dated August 27, 2024.
5. Attached hereto and marked as **Exhibit "D"** to this my Affidavit is a true copy of the Land Titles Certificate, Title Number 891 053 743 B, obtained from the Alberta Land Titles Office and dated August 27, 2024.
6. Attached hereto and marked as **Exhibit "E"** to this my Affidavit is a true copy of the Land Titles Certificate, Title Number 891 053 743 C, obtained from the Alberta Land Titles Office and dated August 27, 2024.
7. Attached hereto and marked as **Exhibit "F"** to this my Affidavit is a true copy of the Land Titles Certificate, Title Number 891 053 743 D, obtained from the Alberta Land Titles Office and dated August 27, 2024.
8. I make this Affidavit in support of the Application scheduled for September 5, 2024.

SWORN BEFORE ME at Calgary, Alberta, this )  
 28<sup>th</sup> day of August, 2024 )

  
 A Commissioner for Oaths in and for Alberta )

  
 \_\_\_\_\_  
 JENNIFER GORRIE

**DEBORAH NORINE MAASWINKEL**  
 Expiry Date September 24, 2025

This is EXHIBIT "A" referred to  
in the Affidavit of JENNIFER GORRIE  
sworn before me this 28<sup>th</sup> day of August, 2024



A Commissioner for Oaths in and for the Alberta

DEBORAH NORINE MAASWINKEL  
Expiry Date September 24, 2025



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0032 569 916      4;22;6;34;NW,NE                      071 384 566 +1

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 22 TOWNSHIP 6  
SECTION 34  
THOSE PORTION OF THE NORTH HALF WHICH LIES TO THE SOUTH  
AND EAST OF ST. MARY'S RIVER AS SHOWN ON THE TOWNSHIP  
PLAN APPROVED AT OTTAWA 1 OCTOBER, 1887  
CONTAINING 118.1 HECTARES (292 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES	MORE OR LESS
ROAD	0713805	0.246	0.608	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: CARDSTON COUNTY

REFERENCE NUMBER: 891 006 632

---

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
071 384 566	31/07/2007	ROAD PLAN		

OWNERS

DEERFIELD HUTTERIAN BRETHERN.  
OF P. O. BOX 67  
MAGRATH  
ALBERTA T0K 1J0

(DATA UPDATED BY: CHANGE OF ADDRESS 231096573)

---

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
781 100 023	26/06/1978	CAVEAT CAVEATOR - JAMES RALPH SALBERG CAVEATOR - CLARA D SALBERG

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 071 384 566 +1

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
801 132 807	29/08/1980	UTILITY RIGHT OF WAY GRANTEE - CHIEF MOUNTAIN GAS CO-OP LTD. "AS TO 4;22;6;34;NE"
891 026 970	14/02/1989	CAVEAT RE : OFFER TO PURCHASE CAVEATOR - DANIEL H. ATWOOD ENTERPRISES LTD. C/O FLETCHER NORTON 523-5 ST S LETHBRIDGE ALBERTA AGENT - ROBERT W FLETCHER
921 048 097	04/03/1992	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - TAMARACK ACQUISITION CORP. 600, 425-1 STREET SW CALGARY ALBERTA T2P3L8 "AS TO 4;22;6;34;NE" (DATA UPDATED BY: TRANSFER OF CAVEAT 931123182) (DATA UPDATED BY: TRANSFER OF CAVEAT 971040527) (DATA UPDATED BY: CHANGE OF NAME 981323652) (DATA UPDATED BY: TRANSFER OF CAVEAT 981381985) (DATA UPDATED BY: TRANSFER OF CAVEAT 161204510)
011 095 836	11/04/2001	CAVEAT RE : SURFACE LEASE UNDER 20 ACRES CAVEATOR - TAMARACK ACQUISITION CORP. 600, 425-1 STREET SW CALGARY ALBERTA T2P3L8 (DATA UPDATED BY: TRANSFER OF CAVEAT 161181531)
011 139 743	23/05/2001	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - TAMARACK ACQUISITION CORP. 600, 425-1 STREET SW CALGARY ALBERTA T2P3L8 (DATA UPDATED BY: TRANSFER OF CAVEAT 161181623)
211 101 567	22/05/2021	CAVEAT

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3  
# 071 384 566 +1

REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS

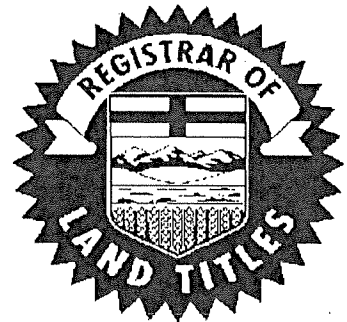
RE : AGREEMENT CHARGING LAND  
CAVEATOR - CANADIAN IMPERIAL BANK OF COMMERCE.  
595 BAY STREET, 5TH FLOOR  
TORONTO  
ONTARIO M5G2C2  
AGENT - JODI BERRY

TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 27 DAY OF AUGUST,  
2024 AT 04:29 P.M.

ORDER NUMBER: 51463135

CUSTOMER FILE NUMBER: 500007.05947



\*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).

This is EXHIBIT "B" referred to  
in the Affidavit of JENNIFER GORRIE  
sworn before me this 28<sup>th</sup> day of August, 2024



A Commissioner for Oaths in and for the Alberta

DEBORAH NORINE MAASWINKEL  
Expiry Date September 24, 2025



LAND TITLE CERTIFICATE

S.

LINC	SHORT LEGAL
0022 092 621	4;22;7;3;NW
0022 092 639	4;22;7;3;SW

TITLE NUMBER

891 035 133 C .

LEGAL DESCRIPTION

FIRST

MERIDIAN 4 RANGE 22 TOWNSHIP 7

SECTION 3

THAT PORTION OF THE NORTH WEST QUARTER  
WHICH LIES TO THE SOUTH OF THE ST. MARY'S RIVER  
AS SHOWN ON THE TOWNSHIP PLAN DATED 6 MAY 1889  
CONTAINING 8.78 HECTARES (21.7 ACRES) MORE OR LESS  
EXCEPTING THEREOUT ALL MINES AND MINERALS

SECOND

MERIDIAN 4 RANGE 22 TOWNSHIP 7

SECTION 3

THAT PORTION OF THE SOUTH WEST QUARTER  
WHICH LIES TO THE SOUTH OF THE ST. MARY'S RIVER  
AS SHOWN ON THE TOWNSHIP PLAN DATED 6 MAY 1889  
CONTAINING 31.1 HECTARES (76.8 ACRES) MORE OR LESS  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: CARDSTON COUNTY

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
891 035 133	27/02/1989			SEE INSTRUMENT

OWNERS

DEERFIELD HUTTERIAN BRETHERN.  
OF P.O. BOX 70  
MAGRATH  
ALBERTA T0K 1E0

( CONTINUED )



ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 891 035 133 C .

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

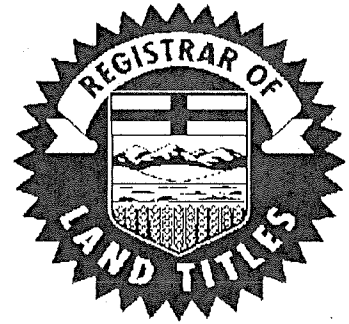
211 101 567      22/05/2021 CAVEAT  
RE : AGREEMENT CHARGING LAND  
CAVEATOR - CANADIAN IMPERIAL BANK OF COMMERCE.  
595 BAY STREET, 5TH FLOOR  
TORONTO  
ONTARIO M5G2C2  
AGENT - JODI BERRY

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 27 DAY OF AUGUST,  
2024 AT 04:29 P.M.

ORDER NUMBER:    51463135

CUSTOMER FILE NUMBER:    500007.05947



\*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).

This is EXHIBIT "C" referred to  
in the Affidavit of JENNIFER GORRIE  
sworn before me this 28<sup>th</sup> day of August, 2024



A Commissioner for Oaths in and for the Alberta

DEBORAH NORINE MAASWINKEL  
Expiry Date September 24, 2025



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0022 085 824        4;22;7;11;SE                      891 053 743

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 22 TOWNSHIP 7  
SECTION 11  
PORTION OF THE SOUTH EAST QUARTER  
WHICH LIES TO THE SOUTH OF THE ST. MARY'S RIVER  
AS SHOWN ON THE TOWNSHIP PLAN DATED 6 MAY 1889  
CONTAINING 12.74 HECTARES (31.6 ACRES) MORE OR LESS  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: CARDSTON COUNTY

---

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
891 053 743	30/03/1989			\$15,123

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OWNERS

DEERFIELD HUTTERIAN BRETHREN.  
OF P.O. BOX 70  
MAGRATH  
ALBERTA

---

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
211 101 567	22/05/2021	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - CANADIAN IMPERIAL BANK OF COMMERCE. 595 BAY STREET, 5TH FLOOR TORONTO ONTARIO M5G2C2 AGENT - JODI BERRY

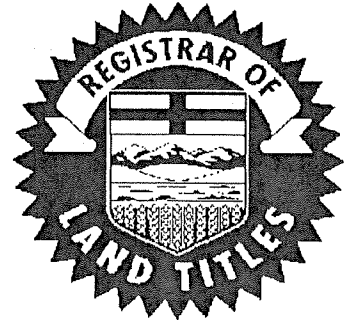
( CONTINUED )

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 27 DAY OF AUGUST,  
2024 AT 04:29 P.M.

ORDER NUMBER: 51463135

CUSTOMER FILE NUMBER: 500007.05947



\*END OF CERTIFICATE\*

---

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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).

This is EXHIBIT "D" referred to  
in the Affidavit of JENNIFER GORRIE  
sworn before me this 28<sup>th</sup> day of August, 2024



A Commissioner for Oaths in and for the Alberta

DEBORAH NORINE MAASWINKEL  
Expiry Date September 24, 2025



LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0022 085 832	4;22;7;12;SW	891 053 743 B
0022 085 840	4;22;7;12;SE	

LEGAL DESCRIPTION

FIRST

MERIDIAN 4 RANGE 22 TOWNSHIP 7  
SECTION 12  
PORTIONS IN THE SOUTH WEST QUARTER  
WHICH LIE TO THE SOUTH OF THE ST. MARY'S RIVER  
AS SHOWN ON THE TOWNSHIP PLAN DATED 6 MAY 1889  
CONTAINING 46.9 HECTARES (116 ACRES) MORE OR LESS  
EXCEPTING THEREOUT ALL MINES AND MINERALS

SECOND

MERIDIAN 4 RANGE 22 TOWNSHIP 7  
SECTION 12  
PORTIONS IN THE SOUTH EAST QUARTER  
WHICH LIES TO THE SOUTH OF THE ST. MARY'S RIVER  
AS SHOWN ON THE TOWNSHIP PLAN DATED 6 MAY 1889  
CONTAINING 35.64 HECTARES (88.1 ACRES) MORE OR LESS  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: CARDSTON COUNTY

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
891 053 743	30/03/1989			\$97,681

OWNERS

DEERFIELD HUTTERIAN BRETHREN.  
OF P. O. BOX 67  
MAGRATH  
ALBERTA T0K 1J0

(DATA UPDATED BY: CHANGE OF ADDRESS 231096573)

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 891 053 743 B

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

941 206 802      10/08/1994 CAVEAT  
 RE : RIGHT OF WAY AGREEMENT  
 CAVEATOR - NGTL GP LTD.  
 PO BOX 1000, STATION M  
 450 1 STREET SW  
 CALGARY  
 ALBERTA T2P5H1  
 AGENT - LAURENE PALMIERE  
 AFFECTED LAND:              4;22;7;12;SE  
                                   (DATA UPDATED BY: TRANSFER OF CAVEAT  
                                   961030811)  
                                   (DATA UPDATED BY: TRANSFER OF CAVEAT  
                                   241140219)

961 269 011      14/11/1996 CAVEAT  
 RE : SURFACE LEASE  
 CAVEATOR - TAMARACK ACQUISITION CORP.  
 600, 425-1 STREET SW  
 CALGARY  
 ALBERTA T2P3L8  
 AFFECTED LAND:              4;22;7;12;SE  
                                   (DATA UPDATED BY: CHANGE OF NAME 981324114)  
                                   (DATA UPDATED BY: TRANSFER OF CAVEAT  
                                   981381155)  
                                   (DATA UPDATED BY: CHANGE OF ADDRESS 991131358)  
                                   (DATA UPDATED BY: TRANSFER OF CAVEAT  
                                   161194840)

971 079 399      21/03/1997 CAVEAT  
 RE : RIGHT OF WAY AGREEMENT  
 CAVEATOR - TAMARACK ACQUISITION CORP.  
 600, 425-1 STREET SW  
 CALGARY  
 ALBERTA T2P3L8  
 AFFECTED LAND:              4;22;7;12;SE  
                                   (DATA UPDATED BY: CHANGE OF NAME 981324204)  
                                   (DATA UPDATED BY: TRANSFER OF CAVEAT  
                                   981382038)  
                                   (DATA UPDATED BY: CHANGE OF ADDRESS 991131358)  
                                   (DATA UPDATED BY: TRANSFER OF CAVEAT  
                                   161204510)

991 150 670      31/05/1999 UTILITY RIGHT OF WAY  
 GRANTEE - NGTL GP LTD.  
 AFFECTED LAND:              4;22;7;12;SE  
 AS TO PORTION OR PLAN: 9813238  
                                   (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
                                   OF WAY 241173879)

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

# 891 053 743 B .

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

011 161 941 12/06/2001 CAVEAT  
RE : RIGHT OF WAY AGREEMENT  
CAVEATOR - TAMARACK ACQUISITION CORP.  
600, 425-1 STREET SW  
CALGARY  
ALBERTA T2P3L8  
AFFECTED LAND: 4;22;7;12;SE  
(DATA UPDATED BY: TRANSFER OF CAVEAT  
161194345)

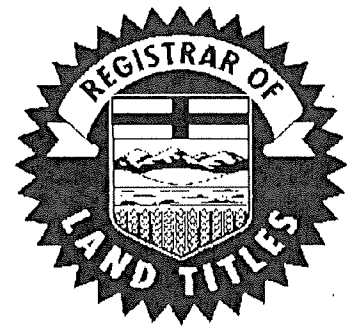
211 101 567 22/05/2021 CAVEAT  
RE : AGREEMENT CHARGING LAND  
CAVEATOR - CANADIAN IMPERIAL BANK OF COMMERCE.  
595 BAY STREET, 5TH FLOOR  
TORONTO  
ONTARIO M5G2C2  
AGENT - JODI BERRY  
AFFECTED LAND: 4;22;7;12;SW

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 27 DAY OF AUGUST,  
2024 AT 04:29 P.M.

ORDER NUMBER: 51463135

CUSTOMER FILE NUMBER: 500007.05947



\*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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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).



This is EXHIBIT "E" referred to  
in the Affidavit of JENNIFER GORRIE  
sworn before me this 28<sup>th</sup> day of August, 2024



A Commissioner for Oaths in and for the Alberta

DEBORAH NORINE MAASWINKEL  
Expiry Date September 24, 2025



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0022 092 457            4;22;7;2;NE                      891 053 743 C

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 22 TOWNSHIP 7  
SECTION 2  
PORTION OF THE NORTH EAST QUARTER  
WHICH LIES TO THE SOUTH OF THE ST. MARY'S RIVER AS  
SHOWN ON THE TOWNSHIP PLAN DATED 6 MAY 1889  
CONTAINING 26.3 HECTARES (65 ACRES) MORE OR LESS  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: CARDSTON COUNTY

---

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
891 053 743	30/03/1989			\$31,108

---

OWNERS

DEERFIELD HUTTERIAN BRETHREN.  
OF P. O. BOX 67  
MAGRATH  
ALBERTA T0K 1J0

(DATA UPDATED BY: CHANGE OF ADDRESS 231096573)

---

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
961 136 400	20/06/1996	CAVEAT RE : LEASE CAVEATOR - TAMARACK ACQUISITION CORP. 600, 425-1 STREET SW CALGARY ALBERTA T2P3L8 (DATA UPDATED BY: TRANSFER OF CAVEAT 971246702)

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 891 053 743 C .

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

(DATA UPDATED BY: CHANGE OF NAME 981324096)  
 (DATA UPDATED BY: TRANSFER OF CAVEAT  
 981382038)  
 (DATA UPDATED BY: CHANGE OF ADDRESS 991131359)  
 (DATA UPDATED BY: TRANSFER OF CAVEAT  
 161204510)

971 215 148    24/07/1997 CAVEAT

RE : SURFACE LEASE UNDER 20 ACRES  
 CAVEATOR - TAMARACK ACQUISITION CORP.  
 600, 425-1 STREET SW  
 CALGARY  
 ALBERTA T2P3L8

(DATA UPDATED BY: CHANGE OF NAME 981324248)  
 (DATA UPDATED BY: TRANSFER OF CAVEAT  
 981381003)  
 (DATA UPDATED BY: CHANGE OF ADDRESS 991131359)  
 (DATA UPDATED BY: TRANSFER OF CAVEAT  
 161195056)

021 230 293    04/07/2002 CAVEAT

RE : LEASE  
 CAVEATOR - INLAND MERCANTILE INC.  
 322-18 AVENUE SW  
 CALGARY  
 ALBERTA T2S0C3  
 AGENT - ALLAN L HOLME

041 059 096    10/02/2004 CAVEAT

RE : RIGHT OF WAY AGREEMENT  
 CAVEATOR - TAMARACK ACQUISITION CORP.  
 600, 425-1 STREET SW  
 CALGARY  
 ALBERTA T2P3L8

(DATA UPDATED BY: TRANSFER OF CAVEAT  
 161181518)

121 129 722    29/05/2012 CAVEAT

RE : LEASE INTEREST  
 CAVEATOR - AURORA MINING CORP.  
 322- 18 AVE SW  
 CALGARY  
 ALBERTA T2S0C3  
 AGENT - ALLAN L HOLME.

211 101 567    22/05/2021 CAVEAT

RE : AGREEMENT CHARGING LAND  
 CAVEATOR - CANADIAN IMPERIAL BANK OF COMMERCE.  
 595 BAY STREET, 5TH FLOOR

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3  
# 891 053 743 C .

REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS

TORONTO  
ONTARIO M5G2C2  
AGENT - JODI BERRY

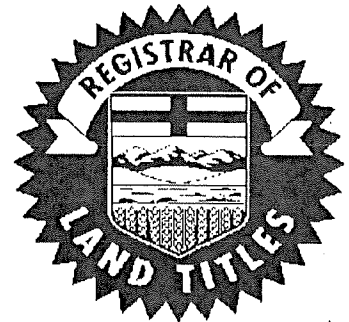
211 231 155      19/11/2021 CAVEAT  
RE : LEASE INTEREST  
CAVEATOR - AURORA MINING CORP.  
944-65 AVE NE  
CALGARY  
ALBERTA T2E7L1  
AGENT - ALLAN L HOME

TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 28 DAY OF AUGUST,  
2024 AT 10:56 A.M.

ORDER NUMBER:      51468289

CUSTOMER FILE NUMBER:      500007.05947



\*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).

This is EXHIBIT "F" referred to  
in the Affidavit of JENNIFER GORRIE  
sworn before me this 28<sup>th</sup> day of August, 2024

A handwritten signature in black ink, appearing to read "DN Maaswinkel", written over a horizontal line.

A Commissioner for Oaths in and for the Alberta

DEBORAH NORINE MAASWINKEL  
Expiry Date September 24, 2025



LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0022 092 407	4;22;7;1;NW	891 053 743 D
0022 092 415	4;22;7;1;NE	
0022 092 423	4;22;7;1;SW	
0022 092 431	4;22;7;1;SE	

LEGAL DESCRIPTION

FIRST

MERIDIAN 4 RANGE 22 TOWNSHIP 7  
SECTION 1  
QUARTER NORTH WEST  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

SECOND

MERIDIAN 4 RANGE 22 TOWNSHIP 7  
SECTION 1  
QUARTER NORTH EAST  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

THIRD

MERIDIAN 4 RANGE 22 TOWNSHIP 7  
SECTION 1  
QUARTER SOUTH WEST  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

FOURTH

MERIDIAN 4 RANGE 22 TOWNSHIP 7  
SECTION 1  
QUARTER SOUTH EAST  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: CARDSTON COUNTY

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
891 053 743	30/03/1989			\$306,302

## OWNERS

DEERFIELD HUTTERIAN BRETHREN.  
 OF P. O. BOX 67  
 MAGRATH  
 ALBERTA T0K 1J0

(DATA UPDATED BY: CHANGE OF ADDRESS 231096573)

## ENCUMBRANCES, LIENS &amp; INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
941 206 802	10/08/1994	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - NGTL GP LTD. PO BOX 1000, STATION M 450 1 STREET SW CALGARY ALBERTA T2P5H1 AGENT - LAURENE PALMIERE AFFECTED LAND: 4;22;7;1;NE 4;22;7;1;SE (DATA UPDATED BY: TRANSFER OF CAVEAT 961030811) (DATA UPDATED BY: TRANSFER OF CAVEAT 241140219)
941 318 706	13/12/1994	CAVEAT RE : SURFACE LEASE CAVEATOR - TAMARACK ACQUISITION CORP. 600, 425-1 STREET SW CALGARY ALBERTA T2P3L8 AFFECTED LAND: 4;22;7;1;NW 4;22;7;1;SW (DATA UPDATED BY: TRANSFER OF CAVEAT 971040511) (DATA UPDATED BY: CHANGE OF NAME 981323680) (DATA UPDATED BY: TRANSFER OF CAVEAT 981381003) (DATA UPDATED BY: CHANGE OF ADDRESS 991131359) (DATA UPDATED BY: TRANSFER OF CAVEAT 231385261)

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

# 891 053 743 D .

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

971 079 399 21/03/1997 CAVEAT  
 RE : RIGHT OF WAY AGREEMENT  
 CAVEATOR - TAMARACK ACQUISITION CORP.  
 600, 425-1 STREET SW  
 CALGARY  
 ALBERTA T2P3L8  
 AFFECTED LAND: 4;22;7;1;NE  
 4;22;7;1;SE  
 (DATA UPDATED BY: CHANGE OF NAME 981324204)  
 (DATA UPDATED BY: TRANSFER OF CAVEAT  
 981382038)  
 (DATA UPDATED BY: CHANGE OF ADDRESS 991131358)  
 (DATA UPDATED BY: TRANSFER OF CAVEAT  
 161204510)

991 150 670 31/05/1999 UTILITY RIGHT OF WAY  
 GRANTEE - NGTL GP LTD.  
 AFFECTED LAND: 4;22;7;1;NE  
 4;22;7;1;SE  
 AS TO PORTION OR PLAN:9813238  
 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
 OF WAY 241173879)

991 166 933 15/06/1999 CAVEAT  
 RE : SURFACE LEASE UNDER 20 ACRES  
 CAVEATOR - TAMARACK ACQUISITION CORP.  
 600, 425-1 STREET SW  
 CALGARY  
 ALBERTA T2P3L8  
 (DATA UPDATED BY: TRANSFER OF CAVEAT  
 161181522)

001 073 033 20/03/2000 UTILITY RIGHT OF WAY  
 GRANTEE - ALPHABOW ENERGY LTD.  
 AFFECTED LAND: 4;22;7;1;SE  
 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
 OF WAY 081060094)  
 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
 OF WAY 181229744)

001 115 909 03/05/2000 CAVEAT  
 RE : SURFACE LEASE UNDER 20 ACRES  
 CAVEATOR - ALPHABOW ENERGY LTD.  
 1800, 222-3 AVE SW  
 CALGARY  
 ALBERTA T2P0B4  
 AFFECTED LAND: 4;22;7;1;SE  
 (DATA UPDATED BY: CHANGE OF ADDRESS 031248685)  
 (DATA UPDATED BY: TRANSFER OF CAVEAT

( CONTINUED )



ENCUMBRANCES, LIENS & INTERESTS

PAGE 4  
# 891 053 743 D .

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		081065626) (DATA UPDATED BY: TRANSFER OF CAVEAT 191025843)
021 281 884	14/08/2002	UTILITY RIGHT OF WAY GRANTEE - DEETHREE EXPLORATION LTD. ATTN SURFACE LAND CALGARY PLACE PO BOX 20009 CALGARY ALBERTA T2P4J2 AFFECTED LAND: 4;22;7;1;SE (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 081443966)
021 397 897	13/11/2002	LEASE LESSEE - NOVA GAS TRANSMISSION LTD. FOR A TERM OF 025 YEARS COMMENCING ON THE 01 DAY OF FEBRUARY , 2000 AFFECTED LAND: 4;22;7;1;SE TAKES PRIORITY OF CAVEAT 001064212 REGISTERED ON MARCH 9, 2000 (METER STATION SITE AREA "A" ON PLAN 0213700)
041 059 096	10/02/2004	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - TAMARACK ACQUISITION CORP. 600, 425-1 STREET SW CALGARY ALBERTA T2P3L8 AFFECTED LAND: 4;22;7;1;NW 4;22;7;1;SW 4;22;7;1;SE (DATA UPDATED BY: TRANSFER OF CAVEAT 161181518)
041 350 250	15/09/2004	CAVEAT RE : SURFACE LEASE UNDER 20 ACRES CAVEATOR - ATCO GAS AND PIPELINES LTD. 10035-105 ST EDMONTON ALBERTA T5J2V6 AFFECTED LAND: 4;22;7;1;SE
041 355 385	18/09/2004	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD. AFFECTED LAND: 4;22;7;1;SE "DOCUMENT REINSTATED BY 051014777 REG. 12 JAN 2005"
051 014 863	12/01/2005	DISCHARGE OF UTILITY RIGHT OF WAY 041355385

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 5  
# 891 053 743 D .

REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS

PARTIAL  
EXCEPT PLAN/PORTION: 0414620

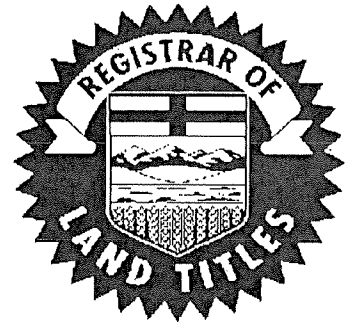
211 101 567      22/05/2021 CAVEAT  
RE : AGREEMENT CHARGING LAND  
CAVEATOR - CANADIAN IMPERIAL BANK OF COMMERCE.  
595 BAY STREET, 5TH FLOOR  
TORONTO  
ONTARIO M5G2C2  
AGENT - JODI BERRY  
AFFECTED LAND:              4;22;7;1;NW

TOTAL INSTRUMENTS: 014

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 27 DAY OF AUGUST,  
2024 AT 04:29 P.M.

ORDER NUMBER:      51463135

CUSTOMER FILE NUMBER:      500007.05947



\*END OF CERTIFICATE\*

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