

**Agenda**  
**Municipal District of Pincher Creek No. 9**  
**Subdivision Authority Meeting**  
**MD of Pincher Creek Council Chambers**  
**December 2<sup>nd</sup>, 2025**  
**6:00 pm**

**1. Adoption of Agenda**

**2. Adoption of Minutes**

- a. Minutes of October 7, 2025

**3. Closed Meeting Session**

- a. MPE Memo Re: Castle Mountain Resort Lagoon Study ATIA. Section 29.1

**4. Unfinished Business**

- a. Subdivision Application No. 2025-0-095  
Castle Mountain Resort  
Lots 500-504 & 506-150, Block 3, Plan 1211214

**5. Subdivision Application**

**6. New Business**

**7. Next Regular Meeting January 6, 2025 6:00 pm**

**8. Adjournment**

**Meeting Minutes of the Subdivision Authority**  
**Tuesday, October 7<sup>th</sup> 2025**  
**6:00 pm**  
**MD of Pincher Creek Council Chambers**

**IN ATTENDANCE**

Members: Reeve Rick Lemire, Councillors Tony Bruder, Dave Cox, Jim Welsch and John MacGarva,

Staff: Chief Administrative Officer Roland Milligan and Development Officer Laura McKinnon

Planning Advisors: ORRSC, Senior Planner Gavin Scott and ORRSC, Assistant Planner Skylar Nikkel

Absent:

**COMMENCEMENT**

Reeve Rick Lemire called the meeting to order, the time being 6:00 pm.

**1. ADOPTION OF AGENDA**

Councillor Dave Cox 25/029

Moved that the Subdivision Authority Agenda for October 7, 2025, be approved as presented.

**2. ADOPTION OF MINUTES**

Councillor Jim Welsch 25/030

Moved that the September 2, 2025, Subdivision Authority Minutes, be approved as presented.

Carried

**3. CLOSED MEETING SESSION**

Councillor John MacGarva 25/031

Moved that the Subdivision Authority close the meeting to the public, under the authority of the *Municipal Government Act* Section 197(2.1), the time being 6:00 pm.

Carried

Councillor Jim Welsch 25/032

Moved that the Subdivision Authority open the meeting to the public, the time being 6:29 pm.

Carried

**MINUTES  
SUBDIVISION AUTHORITY  
Municipal District of Pincher Creek No. 9  
October 7, 2025**

#### **4. UNFINISHED BUSINESS**

a. Subdivision Application No. 2025-0-127  
Shawn Boese & Derrick Sproule  
SE 18-5-29 W4

Councillor Tony Bruder

25/033

THAT the Agricultural and Country Residential subdivision of SE1/4 18-6-29-W4M (Certificate of Title No. 241 192 705, 251 153 744 +25), to create a 30.59 acre (12.38 ha) parcel from two titles of 129.86 acres (52.55 ha) and 29.52 acres (11.95 ha) respectively, for country residential use; BE APPROVED subject to the following:

## CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That, pursuant to Section 655(1)(b) of the *Municipal Government Act*, the applicant or owner or both enter into and comply with a Development Agreement with the M.D. of Pincher Creek No. 9 which shall be registered concurrently with the final plan against the title(s) being created.
3. That the 1.06 acre (0.43 ha) portion of Certificate of Title 251153744+25 be consolidated with the adjacent Certificate of Title 241192705 in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
4. That the applicant comply with the requirements of Alberta Transportation and Economic Corridors as listed under RPATH0053899 whereby a road side development permit be obtained prior to endorsement of the final plan of survey.

## REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the *Matters Related to Subdivision and Development Regulation*.
3. The Subdivision Authority is satisfied that with the consolidation, the proposed subdivision is suitable for the purpose for which the subdivision is intended and meets the intent of the subdivision policies of the municipality's land use bylaw.
4. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.22.
5. That a waiver of the maximum lot size of 10 acres within the Agriculture – A district of the M.D. of Pincher Creek Land Use Bylaw, pursuant to Municipal Government Act section 654(2) was deemed appropriate and granted.
6. Alberta Transportation has authorized the Subdivision Authority to vary the requirements of Sections 19 of the Matters Related to Subdivision and Development Regulation to accommodate the proposal.

**MINUTES  
SUBDIVISION AUTHORITY  
Municipal District of Pincher Creek No. 9  
October 7, 2025**

## 5. SUBDIVISION APPLICATIONS

a. Subdivision Application No. 2025-0-132  
Alan Michalsky, Lucas Michalsky and Lucas Weatherbee  
SW 24-6-2 W5

Councillor Dave Cox 25/034

THAT the Agricultural and Country Residential subdivision of SW1/4 27-6-2-W5M (Certificate of Title No. 221 093 894), to create an 89.13 acre (36.07 ha) lot and a 33.63 acre (13.61 ha) lot from a title of 122.76 acres (49.68 ha) for country residential and agricultural use; BE APPROVED subject to the following:

**RESERVE:**

1. That The 10% reserve requirement, pursuant to Sections 666 and 667 of the Municipal Government Act, be provided as money in place of land on the 33.63 acres at the market value of \$4,800 per acre with the actual acreage and amount to be paid to the MD of Pincher Creek be determined at the final stage, for Municipal Reserve Purposes.

## CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That, pursuant to Section 655(1)(b) of the *Municipal Government Act*, the applicant or owner or both enter into and comply with a Development Agreement with the M.D. of Pincher Creek No. 9 which shall be registered concurrently with the final plan against the title(s) being created.
3. That the applicant is responsible, at their expense, for carrying out any requirements of the provincial Historical Resources Administrator with respect to the Historical Resources Act prior to endorsement of the plan of subdivision.

## REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the *Matters Related to Subdivision and Development Regulation*.
3. The subdivision authority, in considering the written submission from Alan Petrone finds that the concerns are focused on his existing titles and future development processes. The concerns are therefore outside the parameters of the subdivision policies pertaining to the proposal.
4. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.20.
5. Alberta Transportation has authorized the Subdivision Authority to vary the requirements of Sections 18 and 19 of the *Matters Related to Subdivision and Development Regulation* to accommodate the proposal.

**MINUTES  
SUBDIVISION AUTHORITY  
Municipal District of Pincher Creek No. 9  
October 7, 2025**

**b.** Subdivision Application No. 2025-0-135  
Kenneth Lewis & Dorothy Lewis  
Road Plan 2151 AZ and SW 27-4-30 W4

Councillor Tony Bruder

25/035

THAT the Country Residential subdivision of Road Plan 2151 AZ & SW1/4 27-4-30-W4M (Certificate of Title No. 761 057 591), to create a 4.89 acre (1.978 ha) parcel from a previously unsubdivided quarter section of 159 acres (64.3 ha) for country residential use; BE APPROVED subject to the following:

## CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That, pursuant to Section 655(1)(b) of the *Municipal Government Act*, the applicant or owner or both enter into and comply with a Development Agreement with the M.D. of Pincher Creek No. 9 which shall be registered concurrently with the final plan against the title(s) being created.
3. That the residual portion of Road Plan 2151AZ be consolidated with the SW27 4-30 W4M in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
4. That the revised Road location be dedicated and registered with this plan.

## REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the *Matters Related to Subdivision and Development Regulation*.
3. The Subdivision Authority, in considering the written submission from Calvin and Gayle Walper finds that the concerns are focused on the existing and future development approvals, and are therefore outside the parameters of the subdivision policies pertaining to the proposal.
4. Subdivision Authority is satisfied that with the consolidation; the proposed subdivision is suitable for the purpose for which the subdivision is intended and meets the intent of the subdivision policies of the municipality's land use bylaw.
5. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.16.

c. Subdivision Application No. 2025-0-142  
Theresa Hann, Stewart Hann, Justin Thompson & Kate Thompson  
NW 21-7-2 W5

Councillor John MacGarva

25/036

THAT the Agricultural and Country Residential subdivision of NW1/4 21-7-2-W5M (Certificate of Title No 971 125 139 +4, 241 024 054, 991 366 506), to reconfigure three

**MINUTES**  
**SUBDIVISION AUTHORITY**  
**Municipal District of Pincher Creek No. 9**  
**October 7, 2025**

existing titles to create a 6.65 acre (2.693 ha) parcel for grouped country residential use and a 45.48 acre (18.404 ha) parcel for agricultural use; BE APPROVED subject to the following

**CONDITIONS:**

1. That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That, pursuant to Section 655(1)(b) of the *Municipal Government Act*, the applicant or owner or both enter into and comply with a Development Agreement with the M.D. of Pincher Creek No. 9 which shall be registered concurrently with the final plan against the title(s) being created.
3. That portion of Certificate of Title 971125139+4 (as depicted in BOA tentative plan file 25-16802) be consolidated with the adjacent Certificate of Title 241024054 in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
4. That portion of Certificate of Title 971125139+4 (as depicted in BOA tentative plan file 25-16802) be consolidated with the adjacent Certificate of Title 991366506 in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
5. That the applicant is responsible, at their expense, for carrying out any requirements of the provincial Historical Resources Administrator with respect to the Historical Resources Act prior to endorsement of the plan of subdivision.

**REASONS:**

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the *Matters Related to Subdivision and Development Regulation*.
3. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.22.
4. The Subdivision Authority is satisfied that with the consolidation; the proposed subdivision is suitable for the purpose for which the subdivision is intended and meets the intent of the subdivision policies of the municipality's land use bylaw.

**6. NEW BUSINESS**

Nil

**7. NEXT MEETING** – Tuesday, November 4<sup>th</sup>, 2025; 6:00 pm.

**8. ADJOURNMENT**

Councillor Dave Cox

25/037

Moved that the meeting adjourn, the time being 6:31 pm.

**MINUTES  
SUBDIVISION AUTHORITY  
Municipal District of Pincher Creek No. 9  
October 7, 2025**

Carried

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Rick Lemire, Reeve  
Subdivision Authority

Laura McKinnon, Secretary  
Subdivision Authority



3105 - 16<sup>th</sup> Avenue North  
Lethbridge, Alberta T1H 5E8

Phone: (403) 329-1344  
Toll-Free: 1-844-279-8760  
E-mail: subdivision@orpsc.com  
Website: www.orpsc.com

## DRAFT RESOLUTION

Our File: 2025-0-095

August 22, 2025

Roland Milligan  
Chief Administrative Officer  
Municipal District of Pincher Creek No. 9  
Box 279  
Pincher Creek Alberta T0K 1W0

Dear Mr. Milligan,

**RE: Lots 500-504 & 506-510, Block 3, Plan 1211214 and part of Lot 1, Block 3, Plan 9911497 all within NE1/4 24-4-4-W5M / M.D. of Pincher Creek No. 9**

With regard to the subdivision application noted above, please find attached a draft resolution for your decision.

The Subdivision Authority should note that comments have not been received from the Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, TELUS, ATCO Gas & ATCO Transmission, Alberta Forestry and Parks - C. Knowles, AB Environment & Protected Areas - J. Cayford, AB Environment Range Department - J. Best, Area Wildlife Biologist, AER and Canada Post.

After the Subdivision & Development Authority's consideration of the application, **please forward the signed resolution to the Oldman River Regional Services Commission at your earliest convenience in order for our staff to promptly notify the applicant of the decision.**

Please contact this office if you require any further information.

Gavin Scott  
Senior Planner

GS/jm  
Attachment

# RESOLUTION

2025-0-095

**M.D. of Pincher Creek No. 9** **Residential** subdivision of Lots 500-504 & 506-510, Block 3, Plan 1211214 and part of Lot 1, Block 3, Plan 9911497 all within NE1/4 24-4-4-W5M

THAT the Residential subdivision of Lots 500-504 & 506-510, Block 3, Plan 1211214 and part of Lot 1, Block 3, Plan 9911497 all within NE1/4 24-4-4-W5M (Certificate of Title No. 121 105 422, 121 105 422 +1, 121 105 422 +2, 121 105 422 +3, 121 105 422 +4, 121 105 422 +6, 121 105 422 +7, 121 105 422 +8, 121 105 422 +9, 121 105 422 +10, 121 105 422 +13), to create two bareland condominium lots being 0.56 acre (0.226 ha) and 1.01 acre (0.410 ha) respectively, from ten leasehold lots containing 1.57 acres (0.636 ha) for residential use; BE APPROVED subject to the following:

## CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That a wastewater treatment and disposal system analysis (including a lagoon system capacity assessment and the development servicing capacity) be completed by an APEGA engineer to the satisfaction of the MD of Pincher Creek. And further, that the findings and recommendations of the assessment be completed prior to the endorsement of the final plan of survey.
3. That the existing leasehold lots as described in the Tentative Plan (BOA file 24-16276T) be consolidated in a manner such that the resulting Certificate of Titles could not be subdivided without the approval of the Subdivision Authority.

## REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. Upon completion and acceptance of Condition 2, the Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. The Subdivision Authority is satisfied that with the consolidation, the proposed subdivision is suitable for the purpose for which the subdivision is intended and meets the intent of the subdivision policies of the municipality's land use bylaw.
4. The subdivision authority, in considering the written submissions from Rob McNeill, Bill Heidecker, Mark Buckwold, Dale Steele, Curtis Sinnott and Devin Wiens finds that the concerns are focused on the internal workings of Castle Mountain Inc in relation to their leaseholders and future development approvals and are therefore outside the parameters of the subdivision policies pertaining to the proposal.
5. Alberta Transportation has authorized the Subdivision Authority to vary the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation to accommodate the proposal.
6. The Subdivision Authority has determined that the Castle Mountain Resort Area Structure Plan (ASP) Residential maximum of 225 equivalent dwelling units has been exceeded. The Subdivision Authority for the purposes of this subdivision grants a waiver of ASP Policy 5.2 as allowed under Policy 6.9.

**INFORMATIVE:**

- (a) Since the proposed subdivision complies with Section 663(d) of the Municipal Government Act, Reserve is not required.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) Although the subdivision has been provided an ASP policy waiver under Reason 5, this waiver does not extend to the development permitting process. The Municipal Planning Commission may or may not grant a similar waiver. It is recommended that Castle Mountain Resort make application to amend the Area Structure Plan in relation to their engineered Wastewater management analysis (Condition 3) and to expand the dwelling unit count prescribed in the ASP.
- (e) Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.

Please contact FortisAlberta land services at [landserv@fortisalberta.com](mailto:landserv@fortisalberta.com) or by calling (403) 514-4783 for any questions.

- (f) Alberta Health Services – Kristen Dykstra, Public Health Inspector:

“Thank you for the opportunity to comment on File No. 2025-0-095. Alberta Health Services – Environmental Public Health (AHS-EPH) reviews and provides comment on land use applications from a public health perspective.

It is understood that the purpose of this application is to create two bareland condominium lots from ten existing lots for residential use. The proposal will accommodate medium density development, and servicing will be by a private sewage treatment plant and municipal water. This proposal complies with the subdivision criteria of the MD of Pincher Creek’s Municipal Development Plan, Castle Mountain Resort Area Structure Plan and Land Use Bylaw.

AHS-EPH has reviewed the application, and has the following comments:

- Each parcel of residential land should have access to a legal source of potable drinking water as designated by the appropriate regulatory authority. AHS-EPH recommends connection to an approved municipal or regional drinking water system where feasible.
- Where water services are provided, sewer services approved by the appropriate agency must also be provided. AHS-EPH recommends connection to an approved municipal wastewater system where feasible. AHS-EPH recommends that private sewage disposal systems be completely contained on the property being served to avoid future conflicts or access concerns.

AHS-EPH has no concerns with the application provided that the applicant complies with all pertinent regulations, by-laws, and standards.

Please feel free to contact me with any questions or concerns.”

(g) Alberta Transportation – Leah Olsen, Development/Planning Technologist:

“This will acknowledge receipt of your circulation regarding the above noted proposal. The subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 774

**Transportation and Economic Corridors offers the following comments with respect to this application:**

The requirements of Section 18 of the Regulation are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.

The requirements of Section 19 of the Regulation are not met. There is no direct access to the highway and there is sufficient local road access to the subdivision and adjacent lands. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.

Further, should the approval authority receive any appeals in regard to this application and as per Section 678(2.1) of the Municipal Government Act and Section 7(6)(d) of the regulation, Transportation and Economic Corridors agrees to waive the referral distance for this particular subdivision application. As far as Transportation and Economic Corridors is concerned, an appeal of this subdivision application may be heard by the local Subdivision and Development Appeal Board provided that no other provincial agency is involved in the application

**Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:**

1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information”

(h) Comments from Rob McNeil, Lot 24 Castle Mountain Resort:

“I am in receipt of the notification regarding the Application For Subdivision Of Land submitted by Castle Mountain Resort Inc. (CMR). I am a stakeholder as owner of Lot 24 at CMR. I am writing to officially lodge my opposition to the subject application for the following reasons;

- CMR has not provided any details in regards to the type of development proposed to neither affected stakeholders or shareholders. Accordingly, the impact of the proposed development on existing owners is impossible to gauge.
- CMR has not provided any details on any engineering studies that indicate existing infrastructure such as water, utilities, sewer systems are capable of accommodating the proposed development. If upgrades are required, there has been no indication if the exiting lot holders will end up sharing in those costs.
- CMR has not addressed potential parking and traffic issues that will arise with increased density.
- CMR has not indicated if they have addressed the potential impact of higher density on emergency services in area, in particular fire response, and hydrant capacity.
- CMR has not indicated what the plan is for removal of green space in the area, the potential impacts on run-off, stream quality and wildlife.
- CMR has not provided a clear understanding of how the originally approved density was derived and whether the revised density will exceed the originally approved values. If the new density does exceed the original, CMR has not indicated so, nor have they indicated why higher density is justified.

- It appears that the subdivided lots will be changed from leasehold to Bareland. It should be pointed out that the majority of the lot owners at Castle are lease holders, with various terms. CMR should be required to offer all leaseholders a similar option that encompasses the value of lease payments and terms. Providing Bareland status to a select few lots within the boundaries of CMR establishes another layer of inequity in the value of owning within the resort.

In short, CMR has done an inadequate job of informing the affected stakeholders and shareholders of even the most basic potential impacts of increased density at the resort. In addition, CMR has not satisfactorily justified that increased density is acceptable from a development perspective. “

(i) Comments from the following adjacent landowners:

- Dale Steele, Co-owners of 907113 AB Ltd - Lot 81A, Castle Mountain Resort
- Devin W., Co-owner of 81 A, Castle Mountain Resort
- Curtis Sinnott, Partial owner of Lot 81A and 81B, Castle Mountain Resort
- Mark Buckwold and Mark Baird, Owners, Lot 80 and 79, Castle Mountain Resort
- William (Bill) Heidecker:
  - “I am a co-owners of Lot 81A along with Curtis Sinnott, Dale Steele, and others. I share the same concerns as Dale Steele has outlined below. These are very serious concerns which will have a major impact on all residents and lot owners. Additionally It will set a very poor planning precedent. Thank you for your consideration.”

The correspondence below was received by all adjacent landowners listed above.

**Re: Comments for Practical, Common-Sense Considerations in Future Development**

We wish to make comments respecting the proposed subdivision File# 2025-0-095. We are writing as concerned property owners at Castle Mountain Resort regarding the proposed subdivision changes to create two Lots that will share the property line of Lots 79, 80, and 81. We request your thoughtful consideration to the long-term safety and well-being of the community in development approvals.

Simply put - building in the mountains is not the same as building in a prairie town. It requires awareness and preparation for the different environment, especially when it comes to space, snow, and safety. Please review the attached picture as a reference in context of our comments. The current 6 foot setback from property line is certainly not sufficient for new construction, and definitely not for multi-storey, multi-family construction on the two proposed lots.

**Snow and Space - Let's Plan for Reality**

Everyone who spends time at Castle Mountain knows how much snow we can get. Roofs shed snow, snow drifts pile up, and before long, the space between buildings disappears. In our case, current structures already sit within just a few feet of the property line, and we've seen firsthand how much snow slides off the metal roof of our properties. Past decisions at CRM (before us) created ongoing challenges every winter which restrict property access, and the ability to move around safely under the rooflines.

If the subdivision request is granted without changes, the large new multi-story buildings could be located just 6 feet from our property line, or just 7 to 12 feet away from existing cabins/access, which simply doesn't make sense in mountain snow conditions. Imagine the deepest snowpack in 50 years, with that amount of snow shedding off of current cabins, with large multifamily buildings shedding snow from rooflines 45 feet high, plus unforeseen snow drifting thru tight spaces - it will create a legacy of long-term risk of property damage and safety risks.

We believe it's only reasonable to implement a larger setback or space between multi-family, multi-structure buildings - we suggest 15 meters of setback/space between new multifamily buildings and existing cabins. It's not excessive; it's what's needed for snow management, access, and winter safety.

## **Safety First - Mountain Communities Need Different Rules**

The risk of wildfire is a real concern in mountain communities like ours. We know how fast fire will move when buildings are close together, surrounded by trees, with limited access routes. Historic builds currently have limited space between buildings, and permitting new construction to be only 6 feet from current building on Lot 80 or 20 feet from current buildings on Lot 79 and 81 is dangerous. It's just common sense to leave extra space between structures - space that gives emergency crews room to work and reduces the chance of a small fire becoming a big disaster. We request a 15-meter setback for new multifamily construction isn't just about snow - it's about fire-smart safety, too.

## **Access for Everyone - Keep Trails Open**

The current trail behind Lots 79, 80 & 81 has been used for many years by skiers & walkers, and this trail is the primary ski-in access for our cabins, duplex and staff accommodations. Trails connect the resort and provide people with options to get around safely - especially in winter when snowbanks and ice reduce access and block roads.

Preserving trails was not a priority when Phase 5 was approved 20+ years ago... but in 2025, it is not appropriate to remove trails and reduce access to people and properties. The subdivision notice seeks to remove a historic trail space to construct large multi-family buildings. Maintaining this trail space is important to provide safe access points for all residents and visitors, especially during harsh winters and to mitigate growing risk of wildfires. Removing trails doesn't just affect us — it affects the whole community, including people staying in the new units.

We believe it is reasonable to maintain the current trail, as an easement for a 10 meter wide public trail corridor, to ensure Castle Mountain stays connected, accessible, and enjoyable for everyone.

## **Let's Get This Right for the Future**

We aren't against this development - but this is a second opportunity to plan better, to make better choices on shaping Castle Mountain for decades to come.

A little more setback space, some mountain snow planning, and maintaining trail access routes are simple, common-sense decisions that will prevent major problems and liabilities in the future.

### **Common sense considerations:**

- Change the current 2 meter setback into a 15-meter setback between new multi-family construction and existing property buildings.**
- Maintain the current historic trail access, suggesting an easement for a 10-meter public trail corridor for safe, year-round access.**
- An updated planning approach which recognizes that mountain environment development is different than on flat prairie - as snow management and fire-smart preparation requires different setback standards.**

Please review the attached pictures as a reference in context of some points listed above. The picture is behind lot 80 and that pile of snow is well within the lot boundaries of the condo lot proposed here. Imagine a structure immediately behind and the volume of snow that could form.

Thank you for your time and for considering these reasonable, practical suggestions. We all want Castle Mountain Resort to grow in a way that keeps it safe, functional, and enjoyable for everyone - now and into the future. Simply take a walk through the area in question and these requests will make a lot of sense. Refer to the pictures below for reference to the points above

Sincerely,

Dale Steele

Co-Owners of 907113 AB Ltd - Lot 81A

Castle Mountain Resort

Pic below of back of lot 81 from back of Lot 80 – imagine the added snow-load coming off the roof of a large multi-family building constructed 12 feet from this current cabin on Lot 81A



Pic below of back of lot 80 – the historic placement of this cabin resulted in the steps being on the property line. Imagine the added snow-load coming off the roof of a large multi-family building constructed 6 feet from this current cabin on Lot 80



Pic below of back of lot 79. Imagine the added snow-load coming off the roof of a large multi-family building constructed 20 feet from this current cabin on Lot 79



Pic below from behind lot 81/80 looking uphill. It would be very unfortunate for this trail to be covered with a large multifamily construction. Lets keep this current historic trail and year round access for the CMR community.



No imagine a 1 in 50 year mountain snowfall, or 1 in 100 year mountain snowfall... look back at these pictures and think about the added snow-load coming off the roof of new multifamily construction a mere 6 feet from the property line of current buildings."

(j) Castle Mountain – Update on 2025 Master Development Plan & Phase 5 Subdivision.

(See Attachment)

(k) Castle Mountain Resort Inc., Lagroon System Capacity Assessment – Draft

Technical Memo - Prepared by McElhanney, dated August 13, 2025

(See Attachment)

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CHAIRMAN

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DATE



## UPDATE ON 2025 MASTER DEVELOPMENT PLAN & PHASE 5 SUBDIVISION

As many of you know, we have been busy with several projects at CMR. Most of you will be familiar with the Stagecoach Express Project and the RV Park Development. In addition to the lift and RV projects, we have also been working on a new, robust Master Development Plan (MDP), as well as subdivision of the Phase 5 single family lots into two larger multi-family lots. We have realized that it is time to communicate what we've been up to and why.

The viability and sustainability of CMR has been an ongoing challenge since the mountain was founded. CMR Board and Management care about the community and how things are planned and developed going forward. The need for a more robust MDP came about when we determined that our 2017 MDP did not have a well-designed village plan. A well-thought-out village plan is increasingly important as we contemplate our base village and the potential of developing Phase 5 to raise funds.

To help us succeed, early in 2025 we engaged Ecosign Mountain Resort Planners to help us design and plan for the success of both the village and the mountain through the development of a new Master Development Plan (MDP). Ecosign are experts in planning staged growth for communities & resorts that are very similar to Castle's including Sun Peaks Resort, north of Kamloops. One of the first things we learned was that a full Master Development Plan has two main components – a Master Mountain Plan (covering everything skiing related) and a Master Village Plan (covering planning for the village). The village plan contemplates amenities, feel, and flow.

The 2025 Master Development plan will be practical and has short, medium, and longer term phases. Each phase can be constructed and operated independently. The 2025 MDP is much less aspirational and will be actionable from the start. While we have made significant advances on the mountain over the last decade (e.g. snowmaking and now the Stagecoach Express), there has been a gap in village planning and development. With Ecosign's help, we are working on a robust plan for the village. This includes:

- Analyzing and planning for pedestrian movement including designated multi-use trails and public gathering areas
- Rental accommodation designed to fit market expectations and is attractive to a variety of developers that will give the village character and diversity while still achieving a cohesive village development.
- Consideration given to the relationship between new development within the context of the surrounding residences including: building massing, views, landscape buffers, and public spaces.
- Recognition that the local community and residents add liveliness and atmosphere to the village and guest experience.
- Creation of a welcoming mixed-use pedestrian-oriented village that provides a central gathering space with commercial services for locals, employees, and guests.

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- Establish critical mass with an appropriately sized village center that incorporates warm beds to attract tourists/ guests for 2 to 3 days or longer to increase mid-week visitation and create a vibrant year-round destination.
- Employee and workforce housing units that are integrated into the overall resort development to encourage a lively, work and play community development.
- Development nodes linked with multi use trails.
- Landscaping to ensure new buildings are integrated with nature.
- Careful building massing to maintain important site-lines and maximize sun exposure.
- Easy access for guests to lifts and amenities; easy access for maintenance, servicing, and emergencies.
- Consideration given to proposed building heights and step-backs or step-downs on certain sections of buildings that considers the density of the existing surrounding homes.
- Compatibility with both existing and new development.

Discussions have also identified that with limited land in the base area we need to focus on the sale and development of multi-family properties. We currently have a significant shortfall in terms of multi-family, cost effective accommodation.

One advantage of working with a company like Ecosign has been that, while we believed that parking was going to be a growing issue at CMR, as development progressed, we didn't have a way to verify this. Ecosign has confirmed that parking is a limited resource at CMR and that all new buildings will need to include parking. Going forward, we need to maximize the use of the space in the base area. Ecosign's MDP will help us envision the village into the future, but also will provide a practical roadmap to go forward with. Lot owners will benefit from a potential increase in property value. CMR is expected to benefit from an increase in skier visits that will ensure the resort becomes sustainable on a year over year basis. Based on discussion with CMR leadership, Ecosign has included multi-use trail networks throughout the village, including a multi-use trail on the south side of the phase 5 development. Phase 5 development agreements will include an easement for a muti-use trail along the south side of the property.

Sincerely,

Dean Parkinson

General Manager

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## FREQUENTLY ASKED QUESTIONS

### Will the proposed building site in Phase 5 fit in aesthetically?

We have heard concerns around what sort of development may occur. All new buildings at CMR must meet CMR Development Guidelines and MD of Pincher Creek's relevant bylaws. The purpose of CMR's development guidelines is as follows:

The design guidelines are created to ensure, protect, and maintain the aesthetic quality and integrity of Castle Mountain Resort (CMR). It is essential that the physical appearance of all structures, including but not limited to single-detached dwelling, semi-detached dwelling (duplex), multi-unit dwelling, commercial buildings and operational, maintenance and lift facilities, be aesthetically and architecturally compatible. The objective is to allow for flexibility of creative design and expression by property owners while maintaining harmony between the individual homes, the community and the natural beauty of the land. In this way, CMR hopes to protect its current and future projects and ensures prospective buyer's investments are in turn protected.

CMR's Development Guidelines can be found by clicking [here](#).

### When will we get to see Ecosign's MDP? When will the new CMR Master Development Plan that Ecosign is developing be shared with shareholders and leaseholders?

We are working with Ecosign to have our 2025 MDP complete by October 2025. We will be sharing parts of the MDP as we move into the fall and we are closer to the final plan.

### Will new buildings be required to adhere to FireSmart principles?

FireSmarting is addressed in CMR's current development guidelines and will remain important for future development.

The Development Guidelines require the use of fire-resistant materials for construction. Ideal building materials may include metal roofs, cement board siding, & vinyl decking materials. Roof sprinklers can be installed to aid in fire protection in the event of a fire. Per CMR Development guidelines: The Westcastle Valley is located in a high-risk zone for wildfires. It is the responsibility of all residents to ensure buildings and vegetation on their lots adhere to FireSmart principles, as outlined in the following [FireSmart Alberta](#) resources:

- FireSmart Begins at Home
- FireSmart Canada Home Development Guide

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- FireSmart Guide to Landscaping

### **How will rooftop snow be managed?**

Snow load is addressed in CMR's current development guidelines and will remain important for future development.

Per CMR development guidelines: Architectural drawings must include snow retention devices. The basic building form must be conducive to snow management; Snow must be positively shed or retained. Snow and drainage from roofs may not be dumped onto adjoining streets or properties; The owner must use snow diverters, snow retainers or vary roof pitch for snow retention. All new metal roofs with a pitch greater than 3:12 must be equipped with snow retention devices that are designed as an integral part of the roof slope. Entrances and pedestrian routes must be fully protected from snow sheds and icicles. Shedding snow must be deflected from pedestrian areas by dormers, roof angles, canopies or other means. Additionally, a snow management plan prepared by a professional engineer must be submitted as part of the application process. It will include a written explanation and scaled drawings showing the following:

- How building roofs are to retain snow
- How snow and ice will be managed on-site
- How pedestrian entry points, walkways, ski runs, and vehicles will be protected from snow and ice shedding.

CMR has created the initial Phase 5 lot such that the building will have a North South orientation – this means that the roof will shed snow to the east and west, but not to the north or south. This precludes snow from falling off the building onto adjacent properties to the south.

### **What is the plan for the phase 5 lots?**

CMR is working on a Request for Proposal to gauge developer's interest in the two proposed Phase 5 multi-family lots. The submissions will provide insight into the developer's interest in working with CMR to ensure that all our development guidelines are achieved and will incorporate design work by Ecosign. CMR's ideal building is expected to be two floors with 10 units per floor. The units are expected to be a mix of different sizes ranging from studio to two-bedroom units. Prices should be across a range, reflecting the different sizes, and are expected to be affordable to a wider range of people. Parking will be required underneath the building. A multi-use trail easement will be created on the south side of the building that will eventually connect with other planned multi-use trails in the Ecosign MDP.

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### **How will setbacks be dealt with?**

Setbacks are determined by the MD of Pincher Creek in our Area Structure Plan. The current setback for the south side of the phase 5 development is 2.5 meters. This applies to both the CMR owned lots in phase 5 as well as the leaseholder lots backing onto the phase 5 area. Both parties are required to build no closer than 2.5 meters from the property line. Nevertheless, CMR will require developers to provide an easement on the south property line to allow room for a multi-use trail. This trail will eventually connect to the other multi-use trails identified in the 2025 MDP.

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Our File: McElhanney Project #2341-21826-00

# TECHNICAL MEMO

**To**  
**Dean Parkinson,**  
**General Manager**

Castle Mountain Resort Inc.  
PO Box 610.  
Pincher Creek,  
Alberta. T0K 1W0

**From**  
**Cristina Hutchison, P.Eng.**  
Project Manager

**Karen Sutherland, M. Eng, P. Eng,**  
Water / Wastewater Engineer  
McElhanney Ltd.

**Re**  
**Castle Mountain Resort Inc.**  
**Lagoon System Capacity Assessment - DRAFT**

**Date**  
May 5, 2025

## 1. Introduction

McElhanney Ltd. (McElhanney) was engaged by Castle Mountain Resort Inc. (CMR) for engineering services in support of assessing the existing wastewater treatment system and developing upgrade options to address and mitigate the bubbling of the lagoon liner in the storage cell along with upgrade options to increase capacity of the existing system. Detailed findings and discussions are presented in the *Castle Mountain Resort – Lagoon System Study* (McElhanney, 2025).

This memo summarizes key information related to the existing capacity, for ease of reference, along with priority upgrades to ensure a robust operating system and maximize the treatment capacity of the existing facility.

## 2. Regulatory Requirements

### 2.1. CODE OF PRACTICE

The CMR wastewater treatment system falls under the *Code of Practice for Wastewater Systems Using a Wastewater Lagoon - Registration No. 18777-02-00* (Alberta Environmental and Sustainable Resource Development, January 17, 2014).

To meet the Code of Practice requirements, the facultative cell must have a 2-month retention time, and the storage cell must have a minimum 7-month retention time, based on average annual daily flows (AADF). Additional constraints that need to be met to allow the lagoon effluent to be used for irrigation include treated effluent quality, timing of discharge, and monitoring requirements.



### 3. Existing System Treatment Capacity

#### 3.1. EXISTING SYSTEM CAPACITY

The existing volume of the facultative and storage cell were calculated. The maximum flow rate while meeting regulations was calculated to determine which of the two cells had the limiting capacity.

##### 3.1.1. Facultative Cell

Two scenarios were considered when calculating the treatment volume of the facultative cell based on sludge depth:

- **Scenario 1:** Operating volume of 5,385 m<sup>3</sup> and a sludge depth of 0.4 m, similar to the depth estimated by Hydrasurvey
- **Scenario 2:** Operating volume of 5,850 m<sup>3</sup> and a sludge depth of 0.15 m, based on the original design.

The average flow to maintain the two-month treatment period was calculated for both scenarios.

*Table 1. Facultative 2-Month Capacity*

	Sludge Depth (m)	Treatment Volume (m <sup>3</sup> )	Average Flow (m <sup>3</sup> /d)
Scenario 1	0.4	5,385	89
Scenario 2	0.15	5,850	97

The existing facultative cell has a capacity to treat an AADF of approximately 88 – 97 m<sup>3</sup>/d, depending on the sludge depth.

##### 3.1.1. Storage Cell

The storage cell has an operating depth of 3.3 m, slightly more than the original 3.0 m design elevation, plus a 1 m freeboard based on record drawings. Assuming 0.15 m of solids deposition and cell volume that cannot be drained, the key storage cell parameters and volumes are presented in the following table.

Based on a 6-week irrigation period, the maximum AADF which could be stored was calculated. See Table 2.

*Table 2. Storage Cell Capacity*

Parameter	Value
Storage Cell	
Total Volume	40,235 m <sup>3</sup>
Operating Volume	29,548 m <sup>3</sup>
Storage Volume, excl solids deposition	28,385 m <sup>3</sup>
<b>Max. Annual Avg. Daily Flow Rate based on 6-week irrigation (320 days of storage required)</b>	<b>89 m<sup>3</sup>/d</b>

The storage cell operating volume is the governing volume and can provide seven months of storage based on an AADF of approximately 89 m<sup>3</sup>/d.

Thus, the existing facultative cell and storage lagoon have a capacity to treat and store an AADF of approximately 89 m<sup>3</sup>/d, depending on the sludge depth. Knowing that the sludge depth represents the worst-case scenario, desludging the facultative lagoon to increase treatment volume would provide a factor of safety if the AADF were to slightly exceed 89 m<sup>3</sup>/d.

### 3.2. EQUIVALENT NO. OF UNITS AND DAY SKIERS

Using the AADF of 89 m<sup>3</sup>/d, the equivalent number of units and day users was estimated based on the following assumptions:

- The number of single family, multi-family, and day skiers would increase at the same rate.
- There would be no change in the number of hostel beds (50), hotel rooms (20), or RV lots (50 lots).
- The litre per capita per day (lpcd) remained constant with differentiation between overnight guests, day users, and RV lots; *thus, the estimate does not account for reduced water use*.
- The occupancy rate would remain similar as the original estimate as this appears to correlate well with current flows. Occupancies are assumed to vary mid-week versus weekends versus holidays and based on seasons.
- There would be one year-round caretaker.

Applying a factor of 1.35% to the current base case results in an AADF of 89 m<sup>3</sup>/d.

Table 3. Equivalent No. of Units and Day Users based on AADF treatment capacity

Average Annual Daily Flows (m <sup>3</sup> /d)	Total No. of Equivalent Units	Single Family	Multi-Family	Hostel + Hotel Equivalent	Annual No. Day Users
89	338	198	105	34	175,500

The above estimates do not account for reduced water usage.

### 3.3. EXISTING TREATMENT / EFFLUENT QUALITY

The current treatment system is based on the minimum treatment requirement for wastewater irrigation in Alberta: primary treatment followed by seven months of storage. The long storage time results in most of the potentially harmful microorganisms being killed over time due to exposure to sunlight (UV) and high temperatures. Disinfection is only required when warranted due to potential public exposure (golf course, parks, etc.). The treated effluent quality for wastewater irrigation outlined in the Code of Practice is summarized in the last column of Table 4.

Based on effluent data provided by CMR, although generally the effluent quality for irrigation meets the effluent limits, there are some excursions, highlighted in red.

Table 4. Treated Effluent Sample Results from 2021 to 2023

Parameter	Sample 1 12-May 21	Sample 2 11-Oct 22	Sample 1 16-May-23	Sample 2 17-Oct-23	Effluent Limit
BOD5 (mg/L)	<15	19	21 (4)	24 (6)	
CBOD (mg/L)	14	26(4)	22	27 (5)	<100 mg/L
COD (mg/L)	110	<b>164</b>	137	<b>154</b>	<150 mg/L
TSS (mg/L)	26	88(4)	<b>180</b>	<b>300</b>	<100 mg/L
pH	7.34	<b>8.65</b>	<b>9.43</b>	7.65	6.5 to 8.5
EC (µs/cm)	520	490	290	530	<2.5 dS/m (2000 µs/cm)
SAR	0.8	0.74	0.71	0.84	Adsorption Ratio <9
Ca (mg/L)	25	47	27	51	
Mg (mg/L)	8.9	13	8.3	15	
Na (mg/L)	18	22	17	26	
Cl (mg/L)	<b>24</b>	<b>28</b>	<b>19</b>	<b>28</b>	<2.0 mg/L
TKN (mg/L)	32.1	15.6	11.3	11.8	
PO4-P (mg/L)	4	3.6	2.4	4.5	
Total Coliforms (MPN/100ml)	590	<b>&gt;12000(7)</b>	<b>&gt;4800</b>	<b>&gt;4800</b>	<1000/100 mL <sup>1</sup>
<i>E. Coli</i> (MPN/100ml)	52	<b>6500(3)</b>	<2.0 (2)	<b>260 (1)</b>	<200/100 mL <sup>1</sup>

Notes:

1. Based on monthly geometric mean.

The bubbling in the storage cell liner which displaces the sludge that has settled to the bottom and causes resuspension of settled solids is likely the cause of the TSS exceedances. In addition, infiltration of groundwater into the lagoon might explain the Total Coliform and *E. Coli* exceedances.

The cause of the continuously high chlorine exceedances is unclear and could not be explained by staff as the effluent is not chlorinated.

#### 4. Existing System Deficiencies and Priority Projects

The McElhanney Study (2025) provides a detailed assessment of the existing infrastructure along with options for increasing treatment capacity beyond the existing 89m<sup>3</sup>/d AADF.

Table 5 provides a summary of key action items related to data reporting, deficiencies that should be remedied to avoid environmental spills, and means of maximizing the treatment capacity of the existing system.

Table 5: Summary of Priority Action Items

Item	DESCRIPTION	Category
1.0	Review Sampling Protocol: Effluent sampling req'd at start and mid-season of irrigation	Data Reporting
2.0	Data Collection QA/QC: Ensure data is updated yearly	Data Reporting
3.0	Secure 200 PVC overflow piping currently connected w/ Fernco rubber fitting	Environmental
4.0	Install back-up high level float in LS or stilling well	Environmental
5.0	<b>Storage Cell:</b> Replace leaking storage cell liner  Sludge survey, desludging, liner replacement, gas venting, groundwater collection	Environmental
6.0	<b>Facultative Cell:</b> Conduct sludge survey and desludge  Cost of desludging included in treatment options – special site works	Treatment Capacity

Estimates assume tasks 3 and 4 can be done in conjunction with other work on site; otherwise, the contractor costs will likely be significantly higher.

## 5. Next Steps: When Flows Exceed the Existing System Capacity

McElhanney investigated a few treatment options in the study based on maximizing existing infrastructure while minimizing power requirements and complexity. Options considered a phased approach and included cost estimates, assuming all the flow would need to be treated to meet more stringent regulations as the system would no longer fall under the Code of Practice.

If treated to a higher quality level, the long storage times are no longer required, making the existing infrastructure redundant. However, there may be an opportunity to maximize reusing the existing infrastructure for up to 89 m<sup>3</sup>/d on average, while treating a smaller stream to a higher level.

Ultimately, once AADF exceeds the current capacity, the next steps will depend on what regulators will allow and how the treated wastewater would be disposed of or reused:

- **Option 1:** All flow is treated to higher quality level to meet “*Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems*” (the Standards)
- **Option 2:** Existing system is maintained, and a side-stream is treated to a higher quality level to meet the Standards.

Discussions with regulators are thus recommended in advance to solicit guidance and buy-in.

## 6. Closure

This memo has been prepared by McElhanney for the benefit of the Castle Mountain Resort Inc. The information and data contained herein represent McElhanney's best professional judgement in light of the knowledge and information available to McElhanney at the time of preparation. If there are any questions or comments on the above, please contact the undersigned at your earliest convenience.

McElhanney Ltd. denies any liability whatsoever to other parties who may obtain access to this report for any injury, loss, or damage suffered by such parties arising from their use of, or reliance upon, this document or any of its content without the express written consent of McElhanney and Castle Mountain Resort Inc.

**McElhanney Ltd.**

**EGBC Permit to Practice No. 1003299**

Prepared by:



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# APPENDIX A

## Statement of Limitations

## Statement of Limitations

**Use of this Report.** This report was prepared by McElhanney Ltd. ("McElhanney") for the particular site, design objective, development and purpose (the "Project") described in this report and for the exclusive use of the client identified in this report (the "Client"). The data, interpretations and recommendations pertain to the Project and are not applicable to any other project or site location and this report may not be reproduced, used or relied upon, in whole or in part, by a party other than the Client, without the prior written consent of McElhanney. The Client may provide copies of this report to its affiliates, contractors, subcontractors and regulatory authorities for use in relation to and in connection with the Project provided that any reliance, unauthorized use, and/or decisions made based on the information contained within this report are at the sole risk of such parties. McElhanney will not be responsible for the use of this report on projects other than the Project, where this report or the contents hereof have been modified without McElhanney's consent, to the extent that the content is in the nature of an opinion, and if the report is preliminary or draft. This is a technical report and is not a legal representation or interpretation of laws, rules, regulations, or policies of governmental agencies.

**Standard of Care and Disclaimer of Warranties.** This report was prepared with the degree of care, skill, and diligence as would reasonably be expected from a qualified member of the same profession, providing a similar report for similar projects, and under similar circumstances, and in accordance with generally accepted engineering and scientific judgments, principles and practices. McElhanney expressly disclaims any and all warranties in connection with this report.

**Information from Client and Third Parties.** McElhanney has relied in good faith on information provided by the Client and third parties noted in this report and has assumed such information to be accurate, complete, reliable, non-fringing, and fit for the intended purpose without independent verification. McElhanney accepts no responsibility for any deficiency, misstatements or inaccuracy contained in this report as a result of omissions or errors in information provided by third parties or for omissions, misstatements or fraudulent acts of persons interviewed.

**Effect of Changes.** All evaluations and conclusions stated in this report are based on facts, observations, site-specific details, legislation and regulations as they existed at the time of the site assessment/report preparation. Some conditions are subject to change over time and the Client recognizes that the passage of time, natural occurrences, and direct or indirect human intervention at or near the site may substantially alter such evaluations and conclusions. McElhanney should be requested to re-evaluate the conclusions of this report and to provide amendments as required prior to any reliance upon the information presented herein upon any of the following events: a) any changes (or possible changes) as to the site, purpose, or development plans upon which this report was based, b) any changes to applicable laws subsequent to the issuance of the report, c) new information is discovered in the future during site excavations, construction, building demolition or other activities, or d) additional subsurface assessments or testing conducted by others.

**Independent Judgments.** McElhanney will not be responsible for the independent conclusions, interpretations, interpolations and/or decisions of the Client, or others, who may come into possession of

this report, or any part thereof. This restriction of liability includes decisions made to purchase, finance or sell land or with respect to public offerings for the sale of securities.

DRAFT





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## NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

**DATE:** June 16, 2025

**Date of Receipt:**

May 29, 2025

**Date of Completeness:**

June 4, 2025

**TO:** **Landowner:** Castle Mountain Resort Inc.

**Agent or Surveyor:** Thomas C. Penner, A.L.S.

**Referral Agencies:** M.D. of Pincher Creek No. 9, Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, FortisAlberta, TELUS, ATCO Gas & ATCO Transmission, AB Health Services - South Zone, Alberta Forestry and Parks - C. Knowles, AB Environment & Protected Areas - J. Cayford, AB Environment Range Department - J. Best, Area Wildlife Biologist, AB Transportation, AER, Canada Post

**Adjacent Landowners:** 907113 Alberta Ltd., 961078 Alberta Ltd., Adam Judd, Samantha Judd, Aimee Trudel, Amco Holdings Ltd., Andrew Searby, Anne Whiteside, Anthony J Gomes, Louise Dalphond, Anthony Herold, Sheri Herold, Bill Bezooven, Bill Rettie, Caroline Rettie, Billy Rideout, Vicky Lavoie, Birthe Perry, Brian J Murray, Brian J Murray, Tyler J Murray, Brian Hodgson, Brian McGurk, Brian Seleski, Judy Seleski, Cameron Hazell, Carly Hazell, Castle Mountain Resort Inc., Chad Tyler Lerner, Lori-Ann Lerner, Chad Kuzyk, Dena Kuzyk, Chris Mccue, Linda Mccue, Christian Y Letellier, Carin E Hernskog, Clayton Braun, Angela Braun, Craig Haavardsrud, Cheryne Lowe, Curtis Trim, Dale Edward Steele, William Arthur Heidecker, Curtis G Sinnott, Dale Munro, Dan Gallaugh, Carrie Gallaugh, Darlene Dorothy Greenan, David Joseph Beckman, Barbara Florence Beckman, Mark Blair Beckman, Marcia Mary Kwasnicki, David William Irwin, Lindsay Beth Irwin, David Clement, Caralee Marriott, David Loucks, Nancy Tynan, David Warkentin, Valerie Warkentin, Dean Prodan, Dene Gardner, Dennis Miller, Don Penner Seeds Ltd., Doris Foden, William Foden, Doug Loughead, Lotta Lennartsson, Eldan William Bosik, Garry Smith, Marga Smith, Geraldine Trautman, Gerry Deleeuw, Cheryl Deleeuw, Glenn A Downey, S Jane Downey, Glenn Armstrong, Carolyn Armstrong, Goldie Weeks, Gayle Weeks, Gordon Hamilton, Gordon Klack, Gwen Klack, Greg Skeith, Gregory Robert Lundmark, Anne Lundmark, Linette Louise Lahey, Haaf Capital Ltd., Harold Perry, Jill Perry, Harvey James Tetzlaff, Sandra Hope Tetzlaff, Harvey Lee Poulsen, Della Marie Poulsen, Ian Miller, Jacinta Miller, Jacky Nicole Bryk, William Gerald Bryk, Jacqueline Frances Macknight, Jacques Nelis, Lis Nelis, James Edward Hammerton, Katherine Brooke Seleski, Jan Bennen, Ida Bennen, Lucas Bennen, Lindsey Bennen, Jacob Bennen, Alicia Bennen, Jan Davies, Jeff Klooster, Jeff Zdunich, Jim Hill & Dennis Lloyd, Joel Bond, Kristy Bond, John David Annis, Sandra Annis, John Clarkson, Darlene Kozub, John Howe, Monique Howe, Johnathon Myles, Elizabeth Reeve, Josh Clow, Hilary Clow, Jim Clow, Bev Clow, Karen Harker, Kelly Catherine Switzer, Ken R Brisebois, Jennifer L Geddes, Ken Greeno, Kevin William Finn, Michele Elaine Fraser, Kevin Wright, Caroline Wright, Kyra Morgan Freeman, Emma Katherine Freeman, Sarah Alexandra Freeman, L Y Investments Ltd., Jawd Holdings Inc., L Y Investments Ltd., Jawd Holdings Inc., Gc & Jc Investments Ltd., Larry Kundrik, Laurent Marechal, Lynne Davies, Lawrence John Cooper, Kerry Lee Jeanne Peacock-Cooper, Leo Groenewoud, Shanne Matthews, Lisa Stackeryd, Mark Buckwold, Marc Denis Mercier, Kelly Marie Mercier, Mariko Fujimaki, Shamus Morley Belle, Mark Babick, Matt Douglas Schoenroth, Heather Dee Schoenroth,

George Nathan Shenton, Leslie Rose Shenton, Matthew Alston, Michael Jeffrey Wright, Kumi Wright, Mike Furuya, Kelly Furuya, Mireille Cloutier, Andre Laroche, Monty Sailer, Shelly Sailer, Murphy Five Investments Ltd., Murray Pritchard, Nevenka Pritchard, Kendall Baldwin, Janelle Pritchard, Kristina Pritchard, Laren Pritchard, No Data / Non-Titled Parcel, Paola Smith, Patrick T Rogers, Peter Neufeld, Rae Neufeld, Peter Sanden, Debra Sanden, Lindsay Sanden, Stephanie Sanden, Trisha Sanden, Chelsey Sanden, Pieter Janse Van Rensburg, Tania Janse Van Rensburg, Randall Jonathan Van Seters, Karen Lynne Van Seters, Raymond George Bussey, Jill Casa Bussey, Robert James Lawson, Robert Ward Mcneill, Robert Walker, Lorraine Walker, Roderick Vair Lanier, Rosscoe John McCarthy, Jean McCarthy, Russel Orcutt, Lisa Talbot Orcutt, Ryan David Motz, S.D. Kooy Holdings Ltd., Scott Althen, Margo Schneyder, John Althen, Suzanne Tivadar, Scott Soenen, Sean David Annis, Tayla Jacklynn Annis, Sean Pell, Stephanie Yaremko, Thomas Yaremko, Steven Motta, Tim Luke, Andrea Anthony-Luke, Tim McLennan, Timothy John Davis, Taneill Davis, Todd McCarthy, Michelle McCarthy, Trellus Holdings Ltd., Tyler Murray, Brian Murray, Vitor Da Silva, Roxanne Baril, Wesley David Lynn Orr, Janet Kathleen Orr, Willem Torsius, Elbertha Torsius

**Planning Advisor: Gavin Scott** 

The Oldman River Regional Services Commission (ORRSC) is in receipt of the following subdivision application which is being processed on behalf of the M.D. of Pincher Creek No. 9. This letter serves as the formal notice that the submitted application has been determined to be complete for the purpose of processing.

In accordance with the Matters Related to Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email or mail no later than **July 7, 2025**. (Please quote our File No. **2025-0-095** in any correspondence with this office).

**File No.:** **2025-0-095**

**Legal Description:** Lots 500-504 & 506-510, Block 3, Plan 1211214 and part of Lot 1, Block 3, Plan 9911497 all within NE1/4 24-4-4-W5M

**Municipality:** M.D. of Pincher Creek No. 9

**Land Designation:** Castle Mountain Resort Medium Density Residential – MDR  
**(Zoning)**

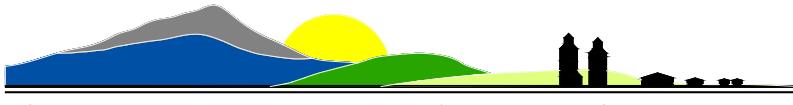
**Existing Use:** Residential

**Proposed Use:** Residential

**# of Lots Created:** 2

**Certificate of Titles:** 121 105 422, 121 105 422 +1, 121 105 422 +2, 121 105 422 +3, 121 105 422 +4, 121 105 422 +6, 121 105 422 +7, 121 105 422 +8, 121 105 422 +9, 121 105 422 +10, 121 105 422 +13

**Proposal:** To create two bareland condominium lots being 0.56 acre (0.226 ha) and 1.01 acre (0.410 ha) respectively, from ten leasehold lots containing 1.57 acres (0.636 ha) for residential use.



## OLDMAN RIVER REGIONAL SERVICES COMMISSION

3105 - 16<sup>th</sup> Avenue North  
Lethbridge, Alberta T1H 5E8

Phone: (403) 329-1344  
Toll-Free: 1-844-279-8760  
E-mail: subdivision@orpsc.com  
Website: www.orpsc.com

### Planner's Preliminary Comments:

The purpose of this application is to create two bareland condominium lots being 0.56 acre (0.226 ha) and 1.01 acre (0.410 ha) respectively, from ten leasehold lots containing 1.57 acres (0.636 ha) for residential use.

The proposal is to accommodate the subdivision of individual leasehold lots into Bareland condominium lots to accommodate medium density development. Access to the lot is presently granted via an internal road network from an existing approach off Highway 774. The development area is serviced by a private sewage treatment plant and municipal water.

The proposal is located within the Castle Mountain Resort Area Structure Plan which limits the number of dwelling units within the resort to 225 equivalent units based on the formula provided in the plan. The subdivision authority is not being presented with the proposed development density which by Castle Mountain Resorts own calculation is close to the density threshold. The Development Authority may deny proposals for development density where it has exceeded the threshold.

This proposal complies with the subdivision criteria of the MD of Pincher Creek's Municipal Development Plan, Castle Mountain Resort Area Structure Plan and Land Use Bylaw. The Subdivision Authority is hereby requested to consider the following when rendering a decision on this application:

1. Any outstanding property taxes shall be paid to the MD of Pincher Creek.
2. Provision of a surveyor's sketch to illustrate lot dimensions and improvements on site.
3. Consideration of adjacent landowners and referral agencies comments.
4. That any easement(s) as required by utility companies, or the municipality shall be established prior to finalization of the application.
5. That any conditions of Alberta Transportation shall be established prior to finalization of the application.
6. That the existing leasehold lots as described in the Tentative Plan (BOA file 24-16276T) be consolidated in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

### RESERVE:

- Municipal Reserve is not applicable pursuant to Section 663(d) of the MGA, as it has been previously satisfied.

**Submissions received become part of the subdivision file which is available to the applicant and will be considered by the subdivision authority.**



OLDMAN RIVER REGIONAL SERVICES COMMISSION

## APPLICATION FOR SUBDIVISION RURAL MUNICIPALITY

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw):	
Fee Submitted:	File No:
5450.cc 2025-0-095	
APPLICATION SUBMISSION	
Date of Receipt:	Received By:
May 29, 2025	
Date Deemed Complete:	Accepted By:
June 4, 2025	

### 1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: CASTLE MOUNTAIN RESORT INC  
Mailing Address: BOX 610 City/Town: PINCHER CREEK  
Postal Code: T0K 1W0 Telephone: 403-627-5101 Cell: \_\_\_\_\_  
Email: dean.parkinson@skycastle.ca Preferred Method of Correspondence: Email  Mail   
Name of Agent (Person Authorized to act on behalf of Registered Owner): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City/Town: \_\_\_\_\_  
Postal Code: \_\_\_\_\_ Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_  
Email: \_\_\_\_\_ Preferred Method of Correspondence: Email  Mail   
Name of Surveyor: Thomas C. Penner, ALS brown okamura & associates ltd.  
Mailing Address: 2830 - 12 Avenue North City/Town: Lethbridge  
Postal Code: T1H 5J9 Telephone: 403-329-4688 ex 128 Cell: \_\_\_\_\_  
Email: thomas@bokamura.com Preferred Method of Correspondence: Email  Mail

### 2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

- All/part of the \_\_\_\_\_ 1/4 Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ West of \_\_\_\_\_ Meridian (e.g. SE 1/4 36-1-36-W4M)
- Being all/part of: Lot/Unit 500-504&506-510 // 1 Block 3 // 3 Plan 1211214 // 9911497
- Total area of existing parcel of land (to be subdivided) is: 17.41 hectares 43.01 acres
- Total number of lots to be created: 2 Size of Lot(s): 0.226ha & 0.410ha
- Rural Address (if applicable): unassigned
- Certificate of Title No.(s): 121105422 to 121105422+4, 121105422+6 to 121105422+10 & 121105422+13

### 3. LOCATION OF LAND TO BE SUBDIVIDED

- The land is located in the municipality of MD OF PINCHER CREEK NO. 9
- Is the land situated immediately adjacent to the municipal boundary? Yes  No   
If "yes", the adjoining municipality is \_\_\_\_\_
- Is the land situated within 1.6 kilometres (1 mile) of the right-of-way of a highway? Yes  No   
If "yes" the highway is No. \_\_\_\_\_
- Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water, or by a canal or drainage ditch? Yes  No   
If "yes", state its name \_\_\_\_\_
- Is the proposed parcel within 1.5 kilometres (0.93 miles) of a sour gas facility? Unknown  Yes  No

### 3. LOCATION OF LAND TO BE SUBDIVIDED (Continued)

f. Is the land subject of the application, the subject of a licence, permit, approval, or other authorization granted by any of the provincial agencies or regulatory bodies listed below?

Yes  No

Provincial agencies and regulatory bodies:

- Alberta Energy and Utilities Board (AEUB)
- Alberta Energy Regulator (AER)
- Alberta Utilities Commission (AUC)
- Energy Resources Conservation Board (ERCB)
- Natural Resources Conservation Board (NRCB)

If 'yes', please describe: \_\_\_\_\_

g. Is the land subject of the application, the subject of a licence, permit, approval, or other authorization granted by the Minister or granted under any Act the Minister is responsible for under section 16 of the Government Organization Act\*?

Yes  No

\*The Minister is responsible for the following Acts:

- Alberta Environmental Protection Act
- Alberta Land Stewardship Act
- Alberta Public Lands Act
- Alberta Surveys Act
- Alberta Water Act

If 'yes', please describe: \_\_\_\_\_

### 4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

a. Existing use of the land BARE LAND - 10 RESIDENTIAL LOTS  
b. Proposed use of the land BARE LAND CONDO - 2 UNITS

### 5. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) SLOPED  
b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.) TREES  
c. Describe the kind of soil on the land (sandy, loam, clay, etc.) ROCKY  
d. Is this a vacant parcel (*void of any buildings or structures*)? Yes  No

If "no", describe all buildings and any structures on the land. Indicate whether any are to be demolished or moved.

e. Is there a Confined Feeding Operation on the land or within 1.6 kilometres (1 mile) of the land being subdivided? Yes  No   
f. Are there any active oil or gas wells or pipelines on the land? Yes  No   
g. Are there any abandoned oil or gas wells or pipelines on the land? Yes  No

## 6. WATER SERVICES

a. Describe existing source of potable water:

Onsite Well  Offsite Well  Cistern  Water Source for Cistern: \_\_\_\_\_  
Other  N/A

b. Describe proposed source of potable water

Onsite Well  Offsite Well  Cistern  Water Source for Cistern: \_\_\_\_\_  
Other  LOCAL WATER

## 7. SEWER SERVICES

a. Describe existing sewage disposal:

Sub-surface treatment field  Treatment Mound  Open Discharge  Lagoon  Holding Tank   
Other  N/A Year Installed \_\_\_\_\_

b. Describe proposed sewage disposal:

Sub-surface treatment field  Treatment Mound  Open Discharge  Lagoon  Holding Tank   
Other  LOCAL SEPTIC SYSTEM Year Installed \_\_\_\_\_

## 8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

I, THOMAS PENNER hereby certify that

I am the registered owner  I am authorized to act on behalf of the register owner

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval.

Signed: Thomas Penner Date: May 29, 2025

## 9. RIGHT OF ENTRY

I, Thomas Penner do  do not  (please check one) authorize representatives of the Oldman River Regional Service Commission or the municipality to enter my land for the purpose of conducting a site inspection and evaluation in connection with my application for subdivision. This right is granted pursuant to Section 653(2) of the Municipal Government Act.

Thomas Penner  
Signature of Registered Owner(s)  
Surveyor



## LAND TITLE CERTIFICATE

5

LINC SHORT LEGAL  
0035 207 654 9911497;3;1

**TITLE NUMBER**  
**121 105 422 +13**

## LEGAL DESCRIPTION

PLAN 9911497

## BLOCK 3

LOT 1

CONTAINING 18.07 HECTARES (44.65 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:

**PLAN**                    **NUMBER**                    **HECTARES**                    **(ACRES)**                    **MC**

SUBDIVISION	0913558	0.303	0.75
SUBDIVISION	1010299	0.306	0.76
SUBDIVISION	1211214	0.688	1.70

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 5;4;4;24;E

**ATS REFERENCE: 5;4;4;25;S**

**ESTATE: FEE SIMPLE**

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 101 018 152 +1

REGISTERED OWNER(S)			
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE
121 105 422	04/05/2012	SUBDIVISION	PLAN

## OWNERS

CASTLE MOUNTAIN RESORT INC.  
OF P.O. BOX 610  
PINCHER CREEK  
ALBERTA T0K 1W0

(DATA UPDATED BY: CHANGE OF ADDRESS 211174002)

**ENCUMBRANCES, LIENS & INTERESTS**

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

901 220 354 27/08/1990 CAVEAT

( CONTINUED )

## ENCUMBRANCES, LIENS &amp; INTERESTS

PAGE 2

# 121 105 422 +13

## REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : EASEMENT  
CAVEATOR - FORTISALBERTA INC.  
320-17 AVE SW  
CALGARY  
ALBERTA T2S2V1  
(DATA UPDATED BY: TRANSFER OF CAVEAT  
021225058)  
(DATA UPDATED BY: CHANGE OF ADDRESS 091058697)  
(DATA UPDATED BY: TRANSFER OF CAVEAT  
091229180)

961 266 577 12/11/1996 UTILITY RIGHT OF WAY  
GRANTEE - FORTISALBERTA INC.  
320 - 17 AVENUE S.W.  
CALGARY  
ALBERTA T2S2Y1  
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
OF WAY 001302131)  
(DATA UPDATED BY: CHANGE OF NAME 051029566)

981 005 991 06/01/1998 AGREEMENT  
SELL BACK AGREEMENT :  
PURSUANT TO SECTION 20 (1) OF THE  
PUBLIC LANDS ACT

981 132 112 08/05/1998 CAVEAT  
RE : LEASE  
CAVEATOR - ALPENLAND SKI & SPORTS LTD.  
C/O MILNE, MC CALLUM & PRITCHARD  
807, 400-4 AVE S  
LETHBRIDGE  
ALBERTA T1J4E1  
AGENT - F.MURRAY PRITCHARD

991 127 491 10/05/1999 UTILITY RIGHT OF WAY  
GRANTEE - FORTISALBERTA INC.  
320-17 AVE SW  
CALGARY  
ALBERTA T2S2V1  
PORTION DESCRIBED  
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
OF WAY 021236733)  
(DATA UPDATED BY: CHANGE OF ADDRESS 091159840)  
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
OF WAY 091229182)

991 127 492 10/05/1999 UTILITY RIGHT OF WAY  
GRANTEE - TELUS COMMUNICATIONS INC.  
PORTIONS DESCRIBED

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

# 121 105 422 +13

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

991 127 493 10/05/1999 UTILITY RIGHT OF WAY

GRANTEE - FORTISALBERTA INC.

320-17 AVE SW

CALGARY

ALBERTA T2S2V1

PORTION DESCRIBED

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
OF WAY 021236734)

(DATA UPDATED BY: CHANGE OF ADDRESS 091159840)

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
OF WAY 091229181)

991 128 335 10/05/1999 CAVEAT

RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL  
GOVERNMENT ACT

CAVEATOR - THE MUNICIPAL DISTRICT OF PINCHER CREEK  
NO. 9.

BOX 279, PINCHER CREEK

ALBERTA T0K1W0

001 276 854 28/09/2000 CAVEAT

RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL  
GOVERNMENT ACT

CAVEATOR - THE MUNICIPAL DISTRICT OF PINCHER CREEK  
NO. 9.

BOX 279, PINCHER CREEK

ALBERTA T0K1W0

001 323 235 09/11/2000 LEASE

LESSEE - KEVIN WRIGHT

LESSEE - CAROLINE WRIGHT

BOTH OF:

628-16A ST NW

CALGARY

ALBERTA T2N2C8

FOR A TERM OF 040 YEARS

COMMENCING ON THE 01 DAY OF AUGUST , 1999

"LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3  
LOT 61"

001 323 696 09/11/2000 LEASE

LESSEE - MONTY SAILER

C/O 1405-41 ST N

LETHBRIDGE

ALBERTA T1H6G3

LESSEE - SHELLY SAILER

C/O 1405-41 ST N

LETBHRIDGE

ALBERTA T1H6G3

( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 4

# 121 105 422 +13

## REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

-----  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1999  
"LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3  
LOT 85"

011 019 611 19/01/2001 LEASE  
LESSEE - JOHN CLARKSON  
LESSEE - DARLENE KOZUB  
BOTH OF:  
BOX 1  
SITE 2  
RR #2  
COCHRANE  
ALBERTA T0L0W0  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1999  
"LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3  
LOT 60"

011 019 612 19/01/2001 LEASE  
LESSEE - HARRY GREENAN  
170 CHRISTIE KNOLL HEIGHTS  
CALGARY  
ALBERTA T3H2R7  
FOR A TERM OF 40 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1999  
"LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3  
LOT 69"

011 019 639 19/01/2001 LEASE  
LESSEE - GERRY DELEEUW  
LESSEE - CHERYL DELEEUW  
BOTH OF:  
322 OAKHILL PLACE S.W.  
CALGARY  
ALBERTA T2V3X5  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1999  
"LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3  
LOT 87"

011 019 640 19/01/2001 LEASE  
LESSEE - SHURRON POWELL  
6309 50 STREET  
TABER  
ALBERTA T1G1J7  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1999  
"LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3

( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 5

# 121 105 422 +13

## REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

-----  
LOT 80"

011 019 667 19/01/2001 LEASE  
LESSEE - DOUG LOUGHEAD  
LESSEE - LOTTA LENNARTSSON  
BOTH OF:  
1803 BOWNESS RD. N.W.  
CALGARY  
ALBERTA T2N3K5  
FOR A TERM OF 40 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1999  
"LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3  
LOT 86"

011 019 668 19/01/2001 LEASE  
LESSEE - PAUL ST. AMAND  
BOX 27028 DT P O  
RED DEER  
ALBERTA T0N6X8  
FOR A TERM OF 40 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1999  
"LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3  
LOT 74"

011 019 727 19/01/2001 LEASE  
LESSEE - HAROLD PERRY  
LESSEE - JILL PERRY  
BOTH OF:  
BOX 899  
COALALE  
ALBERTA T1M1M7  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1999  
LEASEHOLD TITLE ISSUED FOR LOT 62 IN BLOCK 3  
ON PLAN 0012472

011 019 728 19/01/2001 LEASE  
LESSEE - IKE LANIER  
LESSEE - DIANA LANIER  
BOTH OF:  
BOX 537  
LETHBRIDGE  
ALBERTA T1J3Z4  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1999  
LEASEHOLD TITLE ISSUED FOR LOT 65 IN BLOCK 3  
ON PLAN 0012472

011 019 729 19/01/2001 LEASE

( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 6

# 121 105 422 +13

## REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

LESSEE - JACQUES NELIS  
LESSEE - LIS NELIS  
BOTH OF:  
196 HERITAGE BLVD. W  
LETHBRIDGE  
ALBERTA T1K6X1  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1999  
LEASEHOLD TITLE ISSUED FOR LOT 67 IN BLOCK 3  
ON PLAN 0012472

011 019 921 19/01/2001 LEASE  
LESSEE - DENNIS KLOOSTER  
36 PRINCETON ROAD WEST  
LETHBRIDGE  
ALBERTA T1K5A2  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1999  
LEASEHOLD TITLE ISSUED FOR LOT 63 IN BLOCK 3  
ON PLAN 0012472

011 019 922 19/01/2001 LEASE  
LESSEE - EMILE ST. AMAND  
LESSEE - RHONDA ST. AMAND  
BOTH OF:  
BOX 581  
MILK RIVER  
ALBERTA T1K1M0  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1999  
LEASEHOLD TITLE ISSUED FOR LOT 77 IN BLOCK 3  
ON PLAN 0012472

011 020 480 19/01/2001 LEASE  
LESSEE - DERRIL MURPHY  
LESSEE - PEARL MURPHY  
BOTH OF:  
33 SUMMIT POINT DRIVE  
DEWINTON  
ALBERTA T0K0X0  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1999  
LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3  
LOT 70

011 020 481 19/01/2001 LEASE  
LESSEE - DERRIL MURPHY  
LESSEE - PEARL MURPHY  
BOTH OF:

( CONTINUED )

## ENCUMBRANCES, LIENS &amp; INTERESTS

PAGE 7

# 121 105 422 +13

## REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

33 SUMMIT POINT DRIVE  
DEWINTON  
ALBERTA T0K0X0  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1999  
LEASEHOLD TITLE ISSUED FOR PLAN 0012472  
BLOCK 3 LOT 83

011 020 664 19/01/2001 LEASE  
LESSEE - STEVEN MOTTA  
3603 UMBER PLACE NW  
CALGARY  
ALBERTA T2N4B1  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1999  
LEASEHOLD TITLE ISSUED FOR PLAN 0012472  
BLOCK 3 LOT 72

011 020 665 19/01/2001 LEASE  
LESSEE - GERRY STEFANSON  
LESSEE - LYNN STEFANSON  
LESSEE - BREE STEFANSON  
ALL OF :  
P.O. BOX 610  
PINCHER CREEK  
ALBERTA T0K0L9  
AS JOINT TENANTS  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1999  
LEASEHOLD TITLE ISSUED FOR PLAN 0012472  
BLOCK 3 LOT 58

011 029 141 30/01/2001 LEASE  
LESSEE - PETER ALLAN  
LESSEE - BEV BRUDER ALLAN  
BOTH OF:  
637 - 17 STREET SOUTH  
LETHBRIDGE  
ALBERTA T1J3C5  
AS JOINT TENANTS  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1999  
"LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3  
LOT 59"

011 029 142 30/01/2001 LEASE  
LESSEE - IAN B. HURDLE & E.W. DODD PROFESSIONAL  
CORPORATION.  
LESSEE - ROBIN BRIGHT

( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 8

# 121 105 422 +13

## REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

-----  
BOTH OF:1016 - 20 STREET SOUTH  
LETHBRIDGE  
ALBERTA T1K2C9  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1999  
"LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3  
LOT 64"

011 032 599 02/02/2001 LEASE

LESSEE - JIM HILL  
1398 0 20 AVENUE SOUTH  
LETHBRIDGE  
ALBERTA T1K1E9  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1999  
"LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3  
LOT 57"

011 032 600 02/02/2001 LEASE

LESSEE - KAREN HARKER  
606 - 28 STREET SOUTH  
LETHBRIDGE  
ALBERTA T1J3T2  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1999  
"LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3  
LOT 56"

011 033 391 02/02/2001 LEASE

LESSEE - PETER SAID  
LESSEE - KAREN URSEL  
BOTH OF:  
BOX 2105  
PINCHER CREEK  
ALBERTA T0K1W0  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1999  
LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3  
LOT 76

011 039 648 09/02/2001 LEASE

LESSEE - 363573 ALBERTA LTD.  
606-28 ST S  
LETHBRIDGE  
ALBERTA T1J3T2  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1999  
LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3

( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 9

## REGISTRATION

# 121 105 422 +13

NUMBER DATE (D/M/Y) PARTICULARS

-----  
LOT 71

011 044 657 15/02/2001 LEASE  
LESSEE - ROBERT O'CALLAGHAN  
LESSEE - ALISON O'CALLAGHAN  
BOTH OF:  
BOX 17  
SITE 17, RR#8  
CALGARY  
ALBERTA T2J2T9  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1999  
LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3  
LOT 73

011 044 703 15/02/2001 LEASE  
LESSEE - DWIGHT PERRY  
LESSEE - CAROLE PERRY  
BOTH OF:  
BOX 991  
COALDALE  
ALBERTA T1M1M8  
AS JOINT TENANTS  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1999  
LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3  
LOT 78

011 047 862 21/02/2001 LEASE  
LESSEE - ANTHONY J GOMES  
LESSEE - LOUISE DALPHOND  
BOTH OF:  
537 NORMANDY ROAD SOUTH  
LETHBRIDGE  
ALBERTA T1J4E8  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1999  
LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3  
LOT 66

011 064 332 09/03/2001 LEASE  
LESSEE - JIM BAIRD  
LESSEE - BARBARA BAIRD  
LESSEE - MARK BAIRD  
ALL OF :  
BOX 1120  
CARDSTON  
ALBERTA T0K0K0  
AS JOINT TENANTS

( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 10

# 121 105 422 +13

## REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

-----  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1999  
LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3  
LOT 79

011 064 359 09/03/2001 LEASE  
LESSEE - MILES PRODAN  
LESSEE - DEAN PRODAN  
BOTH OF:  
712-32 AVE SW  
CALGARY  
ALBERTA T2S0S6  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1999  
LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3  
LOT 82

011 073 287 20/03/2001 LEASE  
LESSEE - 398667 ALBERTA LTD.  
RR8 - S20 - C26  
LETHBRIDGE  
ALBERTA T1J4P4  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1999  
"LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3  
LOT 84"

011 078 001 23/03/2001 LEASE  
LESSEE - LAURENT MARECHAL  
LESSEE - DIANA LYNNE DAVIES  
BOTH OF:  
4903-15 ST SW  
CALGARY  
ALBERTA T2T4B2  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1999  
LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3  
LOT 88

011 109 412 26/04/2001 LEASE  
LESSEE - KEN R BRISEBOIS  
LESSEE - JENNIFER L GEDDES  
BOTH OF:  
354 ENCINAL AVENUE  
MENLO PARK, CALIFORNIA  
USA, 94024  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1999  
LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3

( CONTINUED )

## ENCUMBRANCES, LIENS &amp; INTERESTS

PAGE 11

# 121 105 422 +13

## REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

LOT 75

011 172 141 20/06/2001 LEASE

LESSEE - TOM TATARYN  
PO BOX 610  
PINCHER CREEK  
ALBERTA T0K1W0  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1999  
TERMINATING ON THE 01 DAY OF JULY , 2039  
LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3  
LOT 68

031 374 627 29/10/2003 CAVEAT

RE : RESTRICTIVE COVENANT PURSUANT TO MUNICIPAL  
GOVERNMENT ACT  
CAVEATOR - THE MUNICIPAL DISTRICT OF PINCHER CREEK  
NO. 9.  
C/O JASMAN & EVANS, LAW OFFICE  
BOX 2530  
985 EAST AVE  
PINCHER CREEK  
ALBERTA T0K1W0  
AGENT - DOUGLAS J EVANS

051 423 994 09/11/2005 CAVEAT

RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL  
GOVERNMENT ACT  
CAVEATOR - THE MUNICIPAL DISTRICT OF PINCHER CREEK  
NO. 9.  
BOX 279, PINCHER CREEK  
ALBERTA T0K1W0  
AGENT - MAT BONERTZ.

061 005 387 05/01/2006 LEASE

LESSEE - BILL BEZOYEN  
BOX 1133  
COALDALE  
ALBERTA T1M1M9  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996  
LEASEHOLD TITLE ISSUED FOR PLAN 0512644  
BLOCK 4 LOT 6

061 038 191 25/01/2006 LEASE

LESSEE - MARK SWITZER  
1243-6A AVENUE SOUTH  
LETHBRIDGE  
ALBERTA T1J1G9

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 12

# 121 105 422 +13

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996  
LEASEHOLD TITLE ISSUED FOR PLAN 0512644  
BLOCK 4 LOT 13

061 038 427 25/01/2006 LEASE  
LESSEE - KIM MASSONG  
LESSEE - SUSAN MASSONG  
BOTH OF:  
520-24 STREET W  
HIGH RIVER  
ALBERTA T1V1B6  
AS JOINT TENANTS  
FOR A TERM OF 020 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996  
"LEASEHOLD TITLE ISSUED FOR PLAN 0512644 BLOCK 4  
LOT 42"

061 075 417 21/02/2006 LEASE  
LESSEE - ANNE WHITESIDE  
226 CORVETTE CRESCENT SOUTH  
LETHBRIDGE  
ALBERTA T1J3X8  
FOR A TERM OF 020 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996  
LEASEHOLD TITLE ISSUED FOR PLAN 0512644  
BLOCK 4 LOT 55

061 077 928 23/02/2006 LEASE  
LESSEE - ROBERT KENDALL  
LESSEE - EMILY DUNCAN  
BOTH OF:  
3012-4 STREET SW  
CALGARY  
ALBERTA T2S1X8  
AS JOINT TENANTS  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF DECEMBER , 2005  
LEASEHOLD TITLE ISSUED FOR PLAN 0512644  
BLOCK 4 LOT 45

061 093 694 06/03/2006 LEASE  
LESSEE - DALE MUNRO  
2019-19 AVENUE NORTH  
LETHBRIDGE  
ALBERTA T1H4G4  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996  
LEASEHOLD TITLE ISSUED FOR PLAN 0512644

( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 13

# 121 105 422 +13

## REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

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BLOCK 4 LOT 9

061 099 675 08/03/2006 LEASE  
LESSEE - ANTHONY HEROLD  
LESSEE - SHERI HEROLD  
BOTH OF:  
239 LAKEWILLOW ROAD SE  
CALGARY  
ALBERTA T2J3T9  
AS JOINT TENANTS  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996  
LEASEHOLD TITLE ISSUED FOR PLAN 0512644  
BLOCK 4 LOT 41

061 104 431 13/03/2006 LEASE  
LESSEE - REG ARESHENKO  
635-15 STREET SOUTH  
LETHBRIDGE  
ALBERTA T1J2Z9  
FOR A TERM OF 020 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996  
LEASEHOLD TITLE ISSUED FOR PLAN 0512644  
BLOCK 4 LOT 32

061 125 042 28/03/2006 LEASE  
LESSEE - HANS PFEFFEL  
LESSEE - IRENE SECRETAN  
BOTH OF:  
3177 - 5TH AVENUE S.  
LETHBRIDGE  
ALBERTA T1H0P2  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996  
LEASEHOLD TITLE ISSUED AS PLAN 0512644 BLOCK 4  
LOT 47 BY 061 124 960

061 135 525 05/04/2006 LEASE  
LESSEE - TODD MCCARTHY  
LESSEE - GRANT MCCARTHY  
BOTH OF:  
RR2, SITE 216, BOX 64  
ST. ALBERT  
ALBERTA T8N1M9  
AS JOINT TENANTS  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996  
"LEASEHOLD TITLE ISSUED FOR PLAN 0512644 BLOCK 4  
LOT 2"

( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 14

# 121 105 422 +13

## REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

061 135 590 05/04/2006 LEASE

LESSEE - DAVE CLEMENT

LESSEE - CARALEE MARRIOTT

BOTH OF:

BOX 57

MILLARVILLE

ALBERTA T0L1K0

AS JOINT TENANTS

FOR A TERM OF 040 YEARS

COMMENCING ON THE 01 DAY OF AUGUST , 1996

LEASEHOLD TITLE ISSUED FOR PLAN 0512644

BLOCK 4 LOT 5

061 135 666 05/04/2006 LEASE

LESSEE - KEN GREENO

GENERAL DELIVERY

NEW DAYTON

ALBERTA T0K1P0

FOR A TERM OF 020 YEARS

COMMENCING ON THE 01 DAY OF AUGUST , 1996

LEASEHOLD TITLE ISSUED FOR PLAN 0512644

BLOCK 4 LOT 18

061 135 754 05/04/2006 LEASE

LESSEE - LARRY KUNDRIK

78 SARCEE PL.W.

LETHBRIDGE

ALBERTA T1K5H5

FOR A TERM OF 020 YEARS

COMMENCING ON THE 01 DAY OF AUGUST , 1996

LEASEHOLD TITLE ISSUED FOR PLAN 0512644

BLOCK 4 LOT 28

061 135 868 05/04/2006 LEASE

LESSEE - ANDREW SEARBY

LESSEE - VALERIE SEARBY

BOTH OF:

BOX 101

LANGDON

ALBERTA T0J1X0

AS JOINT TENANTS

FOR A TERM OF 040 YEARS

COMMENCING ON THE 01 DAY OF AUGUST , 1996

LEASEHOLD TITLE ISSUED FOR PLAN 0512644

BLOCK 4 LOT 54

061 216 072 01/06/2006 LEASE

LESSEE - DESTINATION DEVELOPMENTS INC.

213 COULEE CREEK MANOR

( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 15

# 121 105 422 +13

## REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

LETHBRIDGE  
ALBERTA T1K8B9  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 15 DAY OF OCTOBER , 2005  
LEASEHOLD TITLE ISSUED FOR PLAN 0611811  
BLOCK 4 LOT 413

061 216 073 01/06/2006 LEASE  
LESSEE - DESTINATION DEVELOPMENTS INC.  
213 COULEE CREEK MANOR  
LETHBRIDGE  
ALBERTA T1K8B9  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 15 DAY OF OCTOBER , 2005  
LEASEHOLD TITLE ISSUED FOR PLAN 0611811  
BLOCK 4 LOT 414

061 216 074 01/06/2006 LEASE  
LESSEE - DESTINATION DEVELOPMENTS INC.  
213 COULEE CREEK MANOR  
LETHBRIDGE  
ALBERTA T1K8B9  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 15 DAY OF OCTOBER , 2005  
LEASEHOLD TITLE ISSUED FOR PLAN 0611811  
BLOCK 4 LOT 415

061 216 075 01/06/2006 LEASE  
LESSEE - DESTINATION DEVELOPMENTS INC.  
213 COULEE CREEK MANOR  
LETHBRIDGE  
ALBERTA T1K8B9  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 15 DAY OF OCTOBER , 2005  
LEASEHOLD TITLE ISSUED FOR PLAN 0611811  
BLOCK 4 LOT 416

061 216 295 01/06/2006 RESTRICTIVE COVENANT

061 216 296 01/06/2006 RESTRICTIVE COVENANT

061 216 297 01/06/2006 RESTRICTIVE COVENANT

061 216 298 01/06/2006 RESTRICTIVE COVENANT

061 230 215 09/06/2006 LEASE  
LESSEE - KEITH GREENO  
2502-6 AVENUE SOUTH  
LETHBRIDGE  
ALBERTA T1J1C4

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 16

# 121 105 422 +13

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996  
LEASEHOLD TITLE ISSUED FOR PLAN 0512644  
BLOCK 4 LOT 17

061 230 436 09/06/2006 LEASE  
LESSEE - JIM HARKER  
LESSEE - KAREN HARKER  
BOTH OF:  
PO BOX 1076  
LETHBRIDGE  
ALBERTA T1J0A2  
AS JOINT TENANTS  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996  
LEASEHOLD TITLE ISSUED FOR PLAN 0512644  
BLOCK 4 LOT 37

061 234 375 13/06/2006 LEASE  
LESSEE - BRIAN SELESKI  
42 SIMON FRASER BLVD.W  
LETHBRIDGE  
ALBERTA T1K4L4  
LESSEE - JUDY SELESKI  
42 SIMON FRASER BLVD. W  
LETHBRIDGE  
ALBERTA T1K4L4  
AS JOINT TENANTS  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996  
LEASEHOLD TITLE ISSUED FOR PLAN 0512644  
BLOCK 4 LOT 50

061 252 491 23/06/2006 LEASE  
LESSEE - DARRELL COX  
1210-31 STREET NORTH  
LETHBRIDGE  
ALBERTA T1H1E9  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996  
LEASEHOLD TITLE ISSUED FOR PLAN 0512644  
BLOCK 4 LOT 21

061 252 757 23/06/2006 LEASE  
LESSEE - INEKE BOON LERMER  
1332-20 AVENUE SOUTH  
LETHBRIDGE  
ALBERTA T1K1E9  
FOR A TERM OF 040 YEARS

( CONTINUED )

## ENCUMBRANCES, LIENS &amp; INTERESTS

PAGE 17

# 121 105 422 +13

## REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

COMMENCING ON THE 01 DAY OF AUGUST , 1996  
LEASEHOLD TITLE ISSUED FOR PLAN 0512644  
BLOCK 4 LOT 23

061 258 659 28/06/2006 LEASE  
LESSEE - DAVID ANNIS  
62 TUDOR BLVD S  
LETHBRIDGE  
ALBERTA T1K5C2  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996  
LEASEHOLD TITLE ISSUED FOR PLAN 0512644  
BLOCK 4 LOT 25

061 269 549 05/07/2006 RESTRICTIVE COVENANT

061 281 076 13/07/2006 LEASE  
LESSEE - IAN MILLER  
LESSEE - JACINTA MILLER  
BOTH OF:  
226 FALCON RIDGE WAY  
LETHBRIDGE  
ALBERTA T1J4R9  
AS JOINT TENANTS  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996  
LEASEHOLD TITLE ISSUED FOR PLAN 0512644  
BLOCK 4 LOT 52

061 284 010 14/07/2006 LEASE  
LESSEE - DENISE SMITH  
1810-6 AVENUE SOUTH  
LETHBRIDGE  
ALBERTA T1J1B6  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996  
LEASEHOLD TITLE ISSUED FOR PLAN 0512644  
BLOCK 4 LOT 40

061 307 236 31/07/2006 LEASE  
LESSEE - JEAN MCCARTHY  
LESSEE - ROSSCOE JOHN MCCARTHY  
BOTH OF:  
38 CANYON CLOSE W  
LETHBRIDGE  
ALBERTA T1K6W6  
AS JOINT TENANTS  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996

( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 18

# 121 105 422 +13

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

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LEASEHOLD INTEREST - PLAN 0512644 BLOCK 4 LOT 1

061 307 352 31/07/2006 LEASE

LESSEE - TODD KRATCHMER

LESSEE - CARLA KRATCHMER

BOTH OF:

1505 - 31ST STREET NORTH

LETBRIDGE

ALBERTA T1H5G8

AS JOINT TENANTS

FOR A TERM OF 040 YEARS

COMMENCING ON THE 01 DAY OF AUGUST , 1996

LEASEHOLD INTEREST - PLAN 0512644 BLOCK 4 LOT 22

061 318 725 08/08/2006 LEASE

LESSEE - CHRISTIAN Y LETELLIER

LESSEE - CARIN E HERNSKOG

BOTH OF:

38 SPRINGBANK RISE SW

CALGARY

ALBERTA T2H4J6

AS JOINT TENANTS

FOR A TERM OF 020 YEARS

COMMENCING ON THE 01 DAY OF AUGUST , 1996

LEASEHOLD TITLE ISSUED FOR PLAN 0512644

BLOCK 4 LOT 8

061 329 156 15/08/2006 LEASE

LESSEE - ANDREW LEFFERS

LESSEE - HELEN LEFFERS

BOTH OF:

BOX 652

COALDALE

ALBERTA T1M1M6

AS JOINT TENANTS

FOR A TERM OF 040 YEARS

COMMENCING ON THE 01 DAY OF AUGUST , 1996

LEASEHOLD TITLE ISSUED FOR PLAN 0512644

BLOCK 4 LOT 16

061 335 449 18/08/2006 LEASE

LESSEE - MICHAEL KEYSER

7 MANYHORSES CRES

REDWOOD MEADOWS

ALBERTA T3Z1A2

FOR A TERM OF 040 YEARS

COMMENCING ON THE 01 DAY OF AUGUST , 1996

LEASEHOLD TITLE ISSUED FOR PLAN 0512644

BLOCK 4 LOT 3

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 19

# 121 105 422 +13

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

061 354 085 29/08/2006 RESTRICTIVE COVENANT

061 357 413 31/08/2006 LEASE

LESSEE - MURRAY PRITCHARD

LESSEE - NEVENKA PRITCHARD

BOTH OF:

1705-7 AVENUE SOUTH

LETHBRIDGE

ALBERTA T1J1L9

AS JOINT TENANTS

FOR A TERM OF 020 YEARS

COMMENCING ON THE 01 DAY OF AUGUST , 1996

LEASEHOLD TITLE ISSUED FOR PLAN 0512644

BLOCK 4 LOT 26

061 362 924 05/09/2006 LEASE

LESSEE - TIM MCLENNAN

PO BOX 118

222 FAIRWAY DR

COALDALE

ALBERTA T1M1M2

FOR A TERM OF 040 YEARS

COMMENCING ON THE 01 DAY OF AUGUST , 1996

LEASEHOLD TITLE ISSUED FOR PLAN 0512644

BLOCK 4 LOT 11

061 364 079 05/09/2006 RESTRICTIVE COVENANT

061 365 506 06/09/2006 LEASE

LESSEE - JIM LAWSON

LESSEE - CHERYL LAWSON

BOTH OF:

1702-14 AVENUE SOUTH

LETHBRIDGE

ALBERTA T1K0T9

AS JOINT TENANTS

FOR A TERM OF 040 YEARS

COMMENCING ON THE 01 DAY OF AUGUST , 1996

LEASEHOLD TITLE ISSUED FOR PLAN 0512644

BLOCK 4 LOT 31

061 366 559 06/09/2006 UTILITY RIGHT OF WAY

GRANTEE - FORTISALBERTA INC.

061 370 745 08/09/2006 LEASE

LESSEE - PATRICK T ROGERS

LESSEE - THERESA ROGERS

BOTH OF:

347 VARSITY CLOSE NW

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 20

# 121 105 422 +13

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CALGARY  
ALBERTA T3B2Y9  
AS JOINT TENANTS  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF DECEMBER , 2005  
LEASEHOLD TITLE ISSUED FOR PLAN 0612547  
BLOCK 3 LOT 111

061 375 863 12/09/2006 LEASE  
LESSEE - DENNIS MILLER  
LESSEE - VICKY MILLER  
BOTH OF:  
80 CAMBRIDGE ROAD WEST  
LETHBRIDGE  
ALBERTA T1K4V9  
AS JOINT TENANTS  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996  
LEASEHOLD TITLE ISSUED FOR PLAN 0512644  
BLOCK 4 LOT 15

061 394 577 25/09/2006 LEASE  
LESSEE - FRASER STEWART  
LESSEE - MONICA STEWART  
BOTH OF:  
806-17 STREET SOUTH  
LETHBRIDGE  
ALBERTA T1J3C9  
AS JOINT TENANTS  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996  
LEASEHOLD TITLE ISSUED FOR PLAN 0512644  
BLOCK 4 LOT 48

061 406 658 02/10/2006 LEASE  
LESSEE - COLLEEN HOYT  
LESSEE - KEN BABICK  
BOTH OF:  
RR8-32-22  
LETHBRIDGE  
ALBERTA T1J4P4  
AS JOINT TENANTS  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996  
LEASEHOLD TITLE ISSUED FOR PLAN 0512644  
BLOCK 4 LOT 46

061 411 019 04/10/2006 LEASE  
LESSEE - GOLDIE WEEKS

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 21

# 121 105 422 +13

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

LESSEE - GAYE WEEKS  
BOTH OF:  
5 ELM CRESCENT SOUTH  
LETHBRIDGE  
ALBERTA T1K4W8  
AS JOINT TENANTS  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996  
LEASEHOLD TITLE ISSUED FOR PLAN 0512644  
BLOCK 4 LOT 49

061 423 878 12/10/2006 LEASE

LESSEE - ROBERT WALKER  
LESSEE - LORRAINE WALKER  
BOTH OF:  
836 CANNA CRESCENT SW  
CALGARY  
ALBERTA T2W1N9  
AS JOINT TENANTS  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996  
LEASEHOLD TITLE ISSUED FOR PLAN 0512644  
BLOCK 4 LOT 7

061 424 280 13/10/2006 LEASE

LESSEE - PETER NEUFELD  
LESSEE - RAE NEUFELD  
BOTH OF:  
2226-10A STREET  
COALDALE  
ALBERTA T1M1B8  
AS JOINT TENANTS  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996  
LEASEHOLD TITLE ISSUED FOR PLAN 0512644  
BLOCK 4 LOT 38

061 435 107 20/10/2006 RESTRICTIVE COVENANT

061 436 002 20/10/2006 LEASE

LESSEE - GORDON KLACK  
10840 BRAE ROAD SW  
CALGARY  
ALBERTA T2W1E1  
FOR A TERM OF 020 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996  
LEASEHOLD TITLE ISSUED FOR PLAN 0512644  
BLOCK 4 LOT 4

( CONTINUED )

## ENCUMBRANCES, LIENS &amp; INTERESTS

PAGE 22

# 121 105 422 +13

## REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

061 436 041 20/10/2006 LEASE

LESSEE - WERNER SCHMIEGELT

LESSEE - JANET L WELSH

BOTH OF:

66 WENTWORTH GROVE SW

CALGARY

ALBERTA T3H5K3

AS JOINT TENANTS

FOR A TERM OF 040 YEARS

COMMENCING ON THE 01 DAY OF AUGUST , 1996

LEASEHOLD TITLE ISSUED FOR PLAN 0512644

BLOCK 4 LOT 29

061 436 155 20/10/2006 LEASE

LESSEE - BRIAN HODGSON

BOX 355

PINCHER CREEK

ALBERTA T0K1W0

FOR A TERM OF 040 YEARS

COMMENCING ON THE 01 DAY OF AUGUST , 1996

LEASEHOLD TITLE ISSUED FOR PLAN 0512644

BLOCK 4 LOT 39

061 436 170 20/10/2006 LEASE

LESSEE - GORDON HAMILTON

BOX 2494

PINCHER CREEK

ALBERTA T0K1W0

FOR A TERM OF 020 YEARS

COMMENCING ON THE 01 DAY OF AUGUST , 1996

LEASEHOLD TITLE ISSUED FOR PLAN 0512644

BLOCK 4 LOT 44

061 436 175 20/10/2006 LEASE

LESSEE - DERRILL MURPHY

LESSEE - PEARL MURPHY

BOTH OF:

BOX 566

PINCHER CREEK

ALBERTA T0K1W0

AS JOINT TENANTS

FOR A TERM OF 040 YEARS

COMMENCING ON THE 01 DAY OF AUGUST , 1996

LEASEHOLD TITLE ISSUED FOR PLAN 0512644

BLOCK 4 LOT 53

061 441 730 24/10/2006 LEASE

LESSEE - ALLEN TRAUTMAN

LESSEE - GERALDINE TRAUTMAN

( CONTINUED )

## ENCUMBRANCES, LIENS &amp; INTERESTS

PAGE 23

# 121 105 422 +13

## REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

BOTH OF:  
RR8-16-10  
LETHBRIDGE  
ALBERTA T1J4P4  
AS JOINT TENANTS  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996  
TITLE ISSUED FOR PLAN 0512644  
BLOCK 4 LOT 33

061 468 090 09/11/2006 LEASE  
LESSEE - MIREILLE CLOUTIER  
LESSEE - ANDRE LAROCHE  
BOTH OF:  
51 KINGS MEWS SOUTH  
LETHBRIDGE  
ALBERTA T1K5G8  
AS JOINT TENANTS  
FOR A TERM OF 020 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996  
LEASEHOLD TITLE ISSUED FOR PLAN 0512644  
BLOCK 4 LOT 20

061 478 659 17/11/2006 LEASE  
LESSEE - WES GREER  
322 MCMASTER BLVD W  
LETHBRIDGE  
ALBERTA T1K4R5  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996  
LEASEHOLD TITLE ISSUED FOR PLAN 0512644  
BLOCK 4 LOT 34

061 492 507 27/11/2006 LEASE  
LESSEE - LAURENT MARECHAL  
4903-15TH STREETS.W.  
CALGARY  
ALBERTA T2T4B7  
LESSEE - LYNNE DAVIES  
4903-15TH STREET S.W.  
CALGARY  
ALBERTA T2T4B7  
AS JOINT TENANTS  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF DECEMBER , 2005  
LEASEHOLD TITLE ISSUED FOR PLAN 061 2547,  
BLOCK 3, LOT 110

061 492 565 27/11/2006 LEASE

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 24

# 121 105 422 +13

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

LESSEE - MARK BABICK  
118 CANYON CLOSE W  
LETHBRIDGE  
ALBERTA T1K6W5  
FOR A TERM OF 020 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996  
LEASEHOLD TITLE ISSUED FOR PLAN 0512644  
BLOCK 4 LOT 43

061 515 474 13/12/2006 LEASE

LESSEE - BRIAN DEBOECK  
1108-9 STREET SE  
CALGARY  
ALBERTA T2G3B4  
AS TO 1/2 INTEREST  
LESSEE - GLEN ARMSTRONG  
LESSEE - CAROLYN ARMSTRONG  
BOTH OF:  
1108-9 STREET SE  
CALGARY  
ALBERTA T2G3B4  
AS JOINT TENANTS AS TO AN UNDIVIDED 1/2 INTEREST  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996  
LEASEHOLD TITLE ISSUED FOR PLAN 0512644  
BLOCK 4 LOT 51

061 515 502 13/12/2006 LEASE

LESSEE - LEO GROENEWOUD  
LESSEE - SHANNE MATTHEWS  
BOTH OF:  
2534-11 AVENUE NW  
CALGARY  
ALBERTA T2N1H5  
AS JOINT TENANTS  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996  
LEASEHOLD TITLE ISSUED FOR PLAN 0512644  
BLOCK 4 LOT 30

061 530 548 28/12/2006 LEASE

LESSEE - DESTINATION DEVELOPMENTS INC.  
213 COULEE CREEK MANOR  
LETHBRIDGE  
ALBERTA T1K8B9  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 15 DAY OF OCTOBER , 2005  
LEASEHOLD TITLE ISSUED FOR  
PLAN 0614779 BLOCK 4 LOT 417

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 25

# 121 105 422 +13

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

061 530 549 28/12/2006 LEASE

LESSEE - DESTINATION DEVELOPMENTS INC.  
213 COULEE CREEK MANOR  
LETHBRIDGE  
ALBERTA T1K8B9  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 15 DAY OF OCTOBER , 2005  
LEASEHOLD TITLE ISSUED FOR  
PLAN 0614779 BLOCK 4 LOT 418

061 530 550 28/12/2006 LEASE

LESSEE - DESTINATION DEVELOPMENTS INC.  
213 COULEE CREEK MANOR  
LETHBRIDGE  
ALBERTA T1K8B9  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 15 DAY OF OCTOBER , 2005  
LEASEHOLD TITLE ISSUED FOR  
PLAN 0614779 BLOCK 4 LOT 419

061 530 551 28/12/2006 LEASE

LESSEE - DESTINATION DEVELOPMENTS INC.  
213 COULEE CREEK MANOR  
LETHBRIDGE  
ALBERTA T1K8B9  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 15 DAY OF OCTOBER , 2005  
LEASEHOLD TITLE ISSUED FOR  
PLAN 0614779 BLOCK 4 LOT 420

071 018 302 12/01/2007 LEASE

LESSEE - ROBERT WARD MCNEILL  
1743-7 AVENUE NW  
CALGARY  
ALBERTA T2N0Z5  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996  
LEASEHOLD TITLE ISSUED FOR PLAN 0512644  
BLOCK 4 LOT 24

071 041 232 25/01/2007 LEASE

LESSEE - JAMES FREEMAN  
LESSEE - CATHERINE FREEMAN  
BOTH OF:  
BOX 681  
PINCHER CREEK  
ALBERTA T0K1W0  
AS JOINT TENANTS  
FOR A TERM OF 020 YEARS

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 26

# 121 105 422 +13

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

COMMENCING ON THE 01 DAY OF AUGUST , 1996  
LEASEHOLD TITLE ISSUED FOR PLAN 0512644  
BLOCK 4 LOT 10

071 062 540 07/02/2007 LEASE  
LESSEE - TIMBEROCK MOUNTAIN CHALETS LTD.  
#200, 1115 11TH AVENUE SW  
CALGARY  
ALBERTA T2R0G5  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 15 DAY OF OCTOBER , 2005  
LEASEHOLD TITLE ISSUED AS PLAN 0513736 BLOCK 4  
LOT 96 BY 071 062 501, FEBRUARY 7, 2007

071 066 382 08/02/2007 LEASE  
LESSEE - GORDIE MCNAB  
LESSEE - LINA MCNAB  
BOTH OF:  
1420 - 15TH AVENUE SOUTH  
LETHBRIDGE  
ALBERTA T1K0W5  
AS JOINT TENANTS  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF NOVEMBER , 2005  
LEASEHOLD TITLE ISSUED FOR PLAN 0710664  
BLOCK 4 LOT 401

071 066 560 08/02/2007 LEASE  
LESSEE - 1111896 ALBERTA LTD.  
1420-15 AVENUE SOUTH  
LETHBRIDGE  
ALBERTA T1K0W5  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF NOVEMBER , 2005  
LEASEHOLD TITLE ISSUED FOR PLAN 0710664 BLOCK 4  
LOT 402 FEBRUARY 8, 2007 BY # 071 066 321

071 066 651 08/02/2007 LEASE  
LESSEE - RHONDA HAMILTON  
29 SOMME MANOR SW  
CALGARY  
ALBERTA T2T6M8  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF NOVEMBER , 2005  
LEASEHOLD TITLE ISSUED FOR PLAN 0710664 BLOCK 4  
LOT 403 FEBRUARY 8, 2007 BY # 071 066 519

071 066 681 08/02/2007 LEASE  
LESSEE - DARRYL MEDORUMA

( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 27

# 121 105 422 +13

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

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LESSEE - LISA MEDORUMA  
BOTH OF:  
629 - 19 STREET NORTH  
LETHBRIDGE  
ALBERTA T1H3L1  
AS JOINT TENANTS AS TO AN UNDIVIDED 60% INTEREST  
LESSEE - SHAWN SATOSHI SAKAMOTO  
433 DIEPPE BLVD. S.  
LETHBRIDGE  
ALBERTA  
AS TO 40% INTEREST  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF NOVEMBER , 2005  
LEASEHOLD TITLE ISSUED FOR PLAN 0710664 BLOCK 4  
LOT 404 FEBRUARY 8, 2007 BY # 071 066 633

071 071 216 12/02/2007 LEASE  
LESSEE - RYAN DAVID MOTZ  
205-7 AVENUE NW  
MEDICINE HAT  
ALBERTA T1A8C6  
FOR A TERM OF 020 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996  
LEASEHOLD TITLE ISSUED FOR PLAN 0512644  
BLOCK 4 LOT 36

071 170 155 10/04/2007 LEASE  
LESSEE - ROBERT PIGGOTT  
1167 GLACIER DRIVE SOUTH  
LETHBRIDGE  
ALBERTA T1K3G4  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996  
LEASEHOLD TITLE ISSUED FOR PLAN 0512644  
BLOCK 4 LOT 14

071 170 157 10/04/2007 LEASE  
LESSEE - DENE GARDNER  
LESSEE - MARY GREENAN  
BOTH OF:  
320 SPRINGMERE WAY  
CHESTERMERE  
ALBERTA T1X1N9  
AS JOINT TENANTS  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996  
LEASEHOLD TITLE ISSUED FOR PLAN 0512644  
BLOCK 4 LOT 19

( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 28

# 121 105 422 +13

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

-----

071 206 890 30/04/2007 LEASE

LESSEE - 907113 ALBERTA LTD.  
11 CHILCOTIN WAY  
LETHBRIDGE  
ALBERTA T1K7L8  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1999  
LEASEHOLD TITLE ISSUED FOR PLAN 0712207  
BLOCK 1 LOT 1

071 206 891 30/04/2007 LEASE

LESSEE - 907113 ALBERTA LTD.  
11 CHILCOTIN WAY  
LETHBRIDGE  
ALBERTA T1K7L8  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1999  
LEASEHOLD TITLE ISSUED FOR PLAN 0712207  
BLOCK 1 LOT 2

071 282 152 07/06/2007 LEASE

LESSEE - 1213907 ALBERTA LTD.  
P.O. BOX 1732  
FERNIE  
BRITISH COLUMBIA V0B1M0  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 15 DAY OF JANUARY , 2006  
LEASEHOLD TITLE ISSUED FOR  
PLAN 0713028 BLOCK 4 LOT 409.

071 282 247 07/06/2007 LEASE

LESSEE - 1213907 ALBERTA LTD.  
P.O. BOX 1732  
FERNIE  
BRITISH COLUMBIA V0B1M0  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 15 DAY OF JANUARY , 2006  
LEASEHOLD TITLE ISSUED FOR  
PLAN 0713028 BLOCK 4 LOT 410.

071 282 305 07/06/2007 LEASE

LESSEE - 1213907 ALBERTA LTD.  
P.O. BOX 1732  
FERNIE  
BRITISH COLUMBIA V0B1M0  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 15 DAY OF JANUARY , 2006  
LEASEHOLD TITLE ISSUED FOR  
PLAN 0713028 BLOCK 4 LOT 411

( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 29

# 121 105 422 +13

## REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

071 282 614 07/06/2007 LEASE  
LESSEE - 1213907 ALBERTA LTD.  
P.O. BOX 1732  
FERNIE  
BRITISH COLUMBIA V0B1M0  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 15 DAY OF JANUARY , 2006  
LEASEHOLD TITLE ISSUED FOR  
PLAN 07130287 BLOCK 4 LOT 412

071 285 830 08/06/2007 LEASE  
LESSEE - BACK COUNTRY HOLDINGS INC.  
115 W.T. HILL BLVD. SOUTH  
LETHBRIDGE  
ALBERTA T1J4T6  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF DECEMBER , 2005  
LEASEHOLD TITLE ISSUED FOR  
PLAN 0713062, BLOCK 4, LOT 405

071 285 878 08/06/2007 LEASE  
LESSEE - BACK COUNTRY HOLDINGS INC.  
115 W.T. HILL BLVD. SOUTH  
LETHBRIDGE  
ALBERTA T1J4T6  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF DECEMBER , 2005  
LEASEHOLD TITLE ISSUED FOR  
PLAN 0713062, BLOCK 4, LOT 406

071 285 918 08/06/2007 LEASE  
LESSEE - BACK COUNTRY HOLDINGS INC.  
115 W.T. HILL BLVD. SOUTH  
LETHBRIDGE  
ALBERTA T1J4T6  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF DECEMBER , 2005  
LEASEHOLD TITLE ISSUED FOR  
PLAN 0713062, BLOCK 4, LOT 407

071 285 941 08/06/2007 LEASE  
LESSEE - BACK COUNTRY HOLDINGS INC.  
115 W.T. HILL BLVD. SOUTH  
LETHBRIDGE  
ALBERTA T1J4T6  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF DECEMBER , 2005  
LEASEHOLD TITLE ISSUED FOR  
PLAN 0713062, BLOCK 4, LOT 408

( CONTINUED )

## ENCUMBRANCES, LIENS &amp; INTERESTS

PAGE 30

# 121 105 422 +13

## REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

071 414 289 18/08/2007 UTILITY RIGHT OF WAY  
GRANTEE - CASTLE MOUNTAIN RESORT INC.  
AS TO PORTION OR PLAN:0513737

071 441 592 04/09/2007 UTILITY RIGHT OF WAY  
GRANTEE - CASTLE MOUNTAIN RESORT INC.

071 477 827 24/09/2007 LEASE  
LESSEE - TIMBEROCK MOUNTAIN CHALETS LTD.  
#200, 1115 11TH AVENUE SW  
CALGARY  
ALBERTA T2R0G5  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 15 DAY OF OCTOBER , 2005  
LEASEHOLD TITLE ISSUED FOR PLAN 0513736  
BLOCK 4 LOT 98

071 477 931 24/09/2007 LEASE  
LESSEE - TIMBEROCK MOUNTAIN CHALETS LTD.  
#200, 1115 11TH AVENUE SW  
CALGARY  
ALBERTA T2R0G5  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 15 DAY OF OCTOBER , 2005  
LEASEHOLD TITLE ISSUED FOR PLAN 0714678  
BLOCK 4 LOT 425

071 477 978 24/09/2007 LEASE  
LESSEE - TIMBEROCK MOUNTAIN CHALETS LTD.  
#200, 1115 11TH AVENUE SW  
CALGARY  
ALBERTA T2R0G5  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 15 DAY OF OCTOBER , 2005  
LEASEHOLD TITLE ISSUED FOR PLAN 0714678  
BLOCK 4 LOT 426

071 538 161 31/10/2007 LEASE  
LESSEE - SCOTT ALTHEN  
43 DISCOVERY RIDGE GREEN SW  
CALGARY  
ALBERTA T3H4Y4  
AS TO 1/4 INTEREST  
LESSEE - MARGO SCHNEYDER  
PO BOX 26  
MAGRATH  
ALBERTA T0K1J0  
AS TO 1/4 INTEREST  
LESSEE - JOHN ALTHEN

( CONTINUED )

## ENCUMBRANCES, LIENS &amp; INTERESTS

PAGE 31

# 121 105 422 +13

## REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RR8, SITE 6, COMP 7  
LETHBRIDGE  
ALBERTA T1J4P4  
AS TO 1/4 INTEREST  
LESSEE - SUZANNE TIVADAR  
2857- 6 AVENUE SOUTH  
LETHBRIDGE  
ALBERTA T1J1E1  
AS TO 1/4 INTEREST  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF AUGUST , 1996  
LEASEHOLD TITLE ISSUED FOR PLAN 0512644, BLOCK 4 ,  
LOT 12

071 586 801 04/12/2007 LEASE  
LESSEE - BIRTHE PERRY  
PO BOX 899  
COALDALE  
ALBERTA T1M1M7  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 01 DAY OF JANUARY , 2007  
LEASEHOLD TITLE ISSUED FOR  
PLAN 0512644 BLOCK 4 LOT 104

081 016 959 11/01/2008 LEASE  
LESSEE - SCOTT DYKES  
LESSEE - LORI DYKES  
BOTH OF:  
BOX 58, SITE 8, RR 1  
OKOTOKS  
ALBERTA T1S1A1  
AS JOINT TENANTS  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 21 DAY OF DECEMBER , 2007  
LEASEHOLD TITLE ISSUED FOR  
LOT 99 BLOCK 4 PLAN 0513736

091 123 527 06/05/2009 LEASE  
LESSEE - TIMBEROCK MOUNTAIN CHALETS LTD.  
#200, 1115 11TH AVENUE SW  
CALGARY  
ALBERTA T2R0G5  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 15 DAY OF OCTOBER , 2005  
TITLE ISSUED FOR PLAN 0912441 BLOCK 4 LOT 437  
BY 091 123 126 ON MAY 6, 2009

091 123 528 06/05/2009 LEASE  
LESSEE - TIMBEROCK MOUNTAIN CHALETS LTD.

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 32

# 121 105 422 +13

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

#200, 1115 11TH AVENUE SW  
CALGARY  
ALBERTA T2R0G5  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 15 DAY OF OCTOBER , 2005  
TITLE ISSUED FOR PLAN 0912441 BLOCK 4 LOT 438  
BY 091 123 169 ON MAY 5, 2009

091 123 529 06/05/2009 LEASE

LESSEE - TIMBEROCK MOUNTAIN CHALETS LTD.  
#200, 1115 11TH AVENUE SW  
CALGARY  
ALBERTA T2R0G5  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 15 DAY OF OCTOBER , 2005  
TITLE ISSUED FOR PLAN 0912441 BLOCK 4 LOT 439  
BY 091 123 207 ON MAY 5, 2009

091 123 530 06/05/2009 LEASE

LESSEE - TIMBEROCK MOUNTAIN CHALETS LTD.  
#200, 1115 11TH AVENUE SW  
CALGARY  
ALBERTA T2R0G5  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 15 DAY OF OCTOBER , 2005  
TITLE ISSUED FOR PLAN 0912441 BLOCK 4 LOT 440  
BY 091 123 223 ON MAY 5, 2009

091 254 597 28/08/2009 MORTGAGE

MORTGAGEE - ALBERTA TREASURY BRANCHES.  
PO BOX 1600  
PINCHER CREEK  
ALBERTA T0K1W0  
ORIGINAL PRINCIPAL AMOUNT: \$2,340,000

091 254 598 28/08/2009 CAVEAT

RE : ASSIGNMENT OF RENTS AND LEASES  
CAVEATOR - ALBERTA TREASURY BRANCHES.  
C/O NORTH & COMPANY LLP  
PO BOX 818  
PINCHER CREEK  
ALBERTA T0K1W0  
AGENT - VALERIE L SAJE

101 154 328 27/05/2010 ENCROACHMENT AGREEMENT

OVER AND FOR BENEFIT OF -  
SEE INSTRUMENT FOR PORTION DESCRIBED

101 154 329 27/05/2010 EASEMENT

( CONTINUED )

## ENCUMBRANCES, LIENS &amp; INTERESTS

PAGE 33

# 121 105 422 +13

## REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

OVER AND FOR BENEFIT OF -  
SEE INSTRUMENT FOR PORTION DESCRIBED

101 154 330 27/05/2010 ENCROACHMENT AGREEMENT  
OVER AND FOR BENEFIT OF -  
SEE INSTRUMENT FOR PORTION DESCRIBED

101 154 331 27/05/2010 EASEMENT  
OVER AND FOR BENEFIT OF -  
SEE INSTRUMENT FOR PORTION DESCRIBED

101 154 332 27/05/2010 ENCROACHMENT AGREEMENT  
OVER AND FOR BENEFIT OF -  
SEE INSTRUMENT FOR PORTION DESCRIBED

101 154 333 27/05/2010 EASEMENT  
OVER AND FOR BENEFIT OF -  
SEE INSTRUMENT FOR PORTION DESCRIBED

101 154 334 27/05/2010 ENCROACHMENT AGREEMENT  
OVER AND FOR BENEFIT OF -  
SEE INSTRUMENT FOR PORTION DESCRIBED

101 154 335 27/05/2010 EASEMENT  
OVER AND FOR BENEFIT OF -  
SEE INSTRUMENT FOR PORTION DESCRIBED

101 265 796 07/09/2010 CAVEAT  
RE : AGREEMENT CHARGING LAND  
CAVEATOR - ALBERTA TREASURY BRANCHES.  
C/O MANAGER  
#240, 719 4 AVE SOUTH  
LETHBRIDGE  
ALBERTA T1J0P1  
AGENT - JAMES R FARRINGTON  
SEE CAVEAT FOR INTEREST

101 265 797 07/09/2010 CAVEAT  
RE : ASSIGNMENT OF RENTS AND LEASES  
CAVEATOR - ALBERTA TREASURY BRANCHES.  
C/O MANAGER  
#240, 719 4 AVE SOUTH  
LETHBRIDGE  
ALBERTA T1J0P1  
AGENT - JAMES R FARRINGTON

111 116 179 11/05/2011 LEASE  
LESSEE - DESTINATION DEVELOPMENTS INC.  
213 COULEE CREEK MANOR  
LETHBRIDGE

( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 34

# 121 105 422 +13

## REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ALBERTA T1K8B9  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 15 DAY OF OCTOBER , 2005  
LEASEHOLD TITLE ISSUED FOR PLAN 1111567 BLOCK 4  
LOT 421

111 116 180 11/05/2011 LEASE  
LESSEE - DESTINATION DEVELOPMENTS INC.  
213 COULEE CREEK MANOR  
LETHBRIDGE  
ALBERTA T1K8B9  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 15 DAY OF OCTOBER , 2005  
LEASEHOLD TITLE ISSUED FOR PLAN 1111567 BLOCK 4  
LOT 422

111 116 181 11/05/2011 LEASE  
LESSEE - DESTINATION DEVELOPMENTS INC.  
213 COULEE CREEK MANOR  
LETHBRIDGE  
ALBERTA T1K8B9  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 15 DAY OF OCTOBER , 2005  
LEASEHOLD TITLE ISSUED FOR PLAN 1111567 BLOCK 4  
LOT 423

111 116 182 11/05/2011 LEASE  
LESSEE - DESTINATION DEVELOPMENTS INC.  
213 COULEE CREEK MANOR  
LETHBRIDGE  
ALBERTA T1K8B9  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 15 DAY OF OCTOBER , 2005  
LEASEHOLD TITLE ISSUED FOR PLAN 1111567 BLOCK 4  
LOT 424

191 184 481 10/09/2019 AMENDING AGREEMENT  
AFFECTS INSTRUMENT: 011073287

211 174 003 10/09/2021 MORTGAGE  
MORTGAGEE - ATB FINANCIAL.  
8008-104 ST  
EDMONTON  
ALBERTA T6E4E2  
ORIGINAL PRINCIPAL AMOUNT: \$1,450,000

211 174 004 10/09/2021 CAVEAT  
RE : ASSIGNMENT OF RENTS AND LEASES  
CAVEATOR - ATB FINANCIAL.

( CONTINUED )

## ENCUMBRANCES, LIENS &amp; INTERESTS

PAGE 35

# 121 105 422 +13

## REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

C/O NORTH & COMPANY LLP  
600, 220-4 ST S  
LETHBRIDGE  
ALBERTA T1J4J7  
AGENT - GLEN W WRIGHT

211 174 005 10/09/2021 MORTGAGE

MORTGAGEE - BUSINESS DEVELOPMENT BANK OF CANADA.  
701, 400 - 4 AVE S  
LETHBRIDGE  
ALBERTA T1J4E1  
ORIGINAL PRINCIPAL AMOUNT: \$1,450,000

211 174 006 10/09/2021 CAVEAT

RE : ASSIGNMENT OF RENTS AND LEASES  
CAVEATOR - BUSINESS DEVELOPMENT BANK OF CANADA.  
C/O NORTH & COMPANY LLP  
600, 220-4 STREET SOUTH  
LETHBRIDGE  
ALBERTA T1J4J7  
AGENT - GLEN W WRIGHT

221 051 036 10/03/2022 AMENDING AGREEMENT

AMOUNT: \$2,100,000  
AFFECTS INSTRUMENT: 211174005

241 129 553 24/05/2024 LEASE

LESSEE - L Y INVESTMENTS LTD.  
C/O PO BOX 4225, STATION MAIN  
TABER  
ALBERTA T1G2X7  
AS TO 1/2 INTEREST  
LESSEE - JAWD HOLDINGS INC.  
C/O PO BOX 4225, STATION MAIN  
TABER  
ALBERTA T1G2X7  
AS TO 1/4 INTEREST  
LESSEE - JAWD HOLDINGS INC.  
C/O PO BOX 4225, STATION MAIN  
TABER  
ALBERTA T1G2X7  
AS TO 1/4 INTEREST  
FOR A TERM OF 040 YEARS  
COMMENCING ON THE 15 DAY OF OCTOBER , 2015  
LEASEHOLD TITLES ISSUED RE:  
PLAN 231671 BLOCK 4 LOTS 429, 430, 431 AND 432  
ON MAY 24, 2024 BY 241 129 230

TOTAL INSTRUMENTS: 164

( CONTINUED )

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 29 DAY OF MAY,  
2025 AT 09:26 A.M.

ORDER NUMBER: 53846534

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

---

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



## LAND TITLE CERTIFICATE

S  
LINC SHORT LEGAL  
0035 207 661 1211214:3:500

**TITLE NUMBER**  
**121 105 422**

LEGAL DESCRIPTION  
PLAN 1211214  
BLOCK 3  
LOT 500  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 5;4;4;24;NE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 101 018 152 +1

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

121 105 422 04/05/2012 SUBDIVISION PLAN

## OWNERS

CASTLE MOUNTAIN RESORT INC.  
OF P.O. BOX 610  
PINCHER CREEK  
ALBERTA T0K 1W0

(DATA UPDATED BY: CHANGE OF ADDRESS 211174002)

**ENCUMBRANCES, LIENS & INTERESTS**

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

901 220 354 27/08/1990 CAVEAT

**RE : EASEMENT**

CAVEATOR = FORTIS ALBERTA TNC.

320-17 AVE SW

## CALGARY

ALBERTA T2S2V1

(DATA UPDATED BY: TRANSFER OF CAVEAT)

021225058)

(DATA UPDATED BY: CHANGE OF ADDRESS 091058697)

( CONTINUED )

## ENCUMBRANCES, LIENS &amp; INTERESTS

PAGE 2  
# 121 105 422

## REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

(DATA UPDATED BY: TRANSFER OF CAVEAT  
091229180)

961 266 577 12/11/1996 UTILITY RIGHT OF WAY  
GRANTEE - FORTISALBERTA INC.  
320 - 17 AVENUE S.W.  
CALGARY  
ALBERTA T2S2Y1  
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
OF WAY 001302131)  
(DATA UPDATED BY: CHANGE OF NAME 051029566)

981 005 991 06/01/1998 AGREEMENT  
SELL BACK AGREEMENT :  
PURSUANT TO SECTION 20 (1) OF THE  
PUBLIC LANDS ACT

991 128 335 10/05/1999 CAVEAT  
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL  
GOVERNMENT ACT  
CAVEATOR - THE MUNICIPAL DISTRICT OF PINCHER CREEK  
NO. 9.  
BOX 279, PINCHER CREEK  
ALBERTA T0K1W0

001 276 854 28/09/2000 CAVEAT  
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL  
GOVERNMENT ACT  
CAVEATOR - THE MUNICIPAL DISTRICT OF PINCHER CREEK  
NO. 9.  
BOX 279, PINCHER CREEK  
ALBERTA T0K1W0

031 374 627 29/10/2003 CAVEAT  
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## ENCUMBRANCES, LIENS &amp; INTERESTS

PAGE 3  
# 121 105 422

## REGISTRATION

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NO. 9.  
BOX 279, PINCHER CREEK  
ALBERTA T0K1W0  
AGENT - MAT BONERTZ.

061 216 295 01/06/2006 RESTRICTIVE COVENANT  
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121 105 424 04/05/2012 EASEMENT  
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211 174 003 10/09/2021 MORTGAGE  
MORTGAGEE - ATB FINANCIAL.  
8008-104 ST  
EDMONTON  
ALBERTA T6E4E2  
ORIGINAL PRINCIPAL AMOUNT: \$1,450,000  
211 174 004 10/09/2021 CAVEAT  
RE : ASSIGNMENT OF RENTS AND LEASES  
CAVEATOR - ATB FINANCIAL.  
C/O NORTH & COMPANY LLP  
600, 220-4 ST S  
LETHBRIDGE  
ALBERTA T1J4J7  
AGENT - GLEN W WRIGHT  
211 174 005 10/09/2021 MORTGAGE  
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ENCUMBRANCES, LIENS & INTERESTS

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ALBERTA T1J4E1  
ORIGINAL PRINCIPAL AMOUNT: \$1,450,000

211 174 006 10/09/2021 CAVEAT

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600, 220-4 STREET SOUTH  
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ALBERTA T1J4J7  
AGENT - GLEN W WRIGHT

221 051 036 10/03/2022 AMENDING AGREEMENT

AMOUNT: \$2,100,000  
AFFECTS INSTRUMENT: 211174005

TOTAL INSTRUMENTS: 023

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
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ORDER NUMBER: 53846534

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## LAND TITLE CERTIFICATE

S  
LINC SHORT LEGAL  
0035 207 679 1211214:3:501

**TITLE NUMBER**  
121 105 422 +1

LEGAL DESCRIPTION  
PLAN 1211214  
BLOCK 3  
LOT 501  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 5;4;4;24;NE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 101 018 152 +1

REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

121 105 422 04/05/2012 SUBDIVISION PLAN

## OWNERS

CASTLE MOUNTAIN RESORT INC.  
OF P.O. BOX 610  
PINCHER CREEK  
ALBERTA T0K 1W0

(DATA UPDATED BY: CHANGE OF ADDRESS 211174002)

**ENCUMBRANCES, LIENS & INTERESTS**

REGISTRATION		PARTICULARS
NUMBER	DATE (D/M/Y)	

901 220 354 27/08/1990 CAVEAT

**RE : EASEMENT**

**CAVEATOR - FORTISALBERTA INC.**

320-17 AVE SW

## CALGARY

ALBERTA T2S2V1

(DATA UPDATED BY: TRANSFER OF CAVEAT)

0212250581

(DATA UPDATED BY: CHANGE OF ADDRESS 091058697)

( CONTINUED )

## ENCUMBRANCES, LIENS &amp; INTERESTS

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# 121 105 422 +1

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ENCUMBRANCES, LIENS & INTERESTS

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 4

# 121 105 422 +4

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

LETHBRIDGE

ALBERTA T1J4E1

ORIGINAL PRINCIPAL AMOUNT: \$1,450,000

211 174 006 10/09/2021 CAVEAT

RE : ASSIGNMENT OF RENTS AND LEASES

CAVEATOR - BUSINESS DEVELOPMENT BANK OF CANADA.

C/O NORTH & COMPANY LLP

600, 220-4 STREET SOUTH

LETHBRIDGE

ALBERTA T1J4J7

AGENT - GLEN W WRIGHT

221 051 036 10/03/2022 AMENDING AGREEMENT

AMOUNT: \$2,100,000

AFFECTS INSTRUMENT: 211174005

TOTAL INSTRUMENTS: 023

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 29 DAY OF MAY,  
2025 AT 09:26 A.M.

ORDER NUMBER: 53846534

CUSTOMER FILE NUMBER:



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ENCUMBRANCES, LIENS & INTERESTS

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091229180)

961 266 577 12/11/1996 UTILITY RIGHT OF WAY  
GRANTEE - FORTISALBERTA INC.  
320 - 17 AVENUE S.W.  
CALGARY  
ALBERTA T2S2Y1  
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
OF WAY 001302131)  
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## ENCUMBRANCES, LIENS &amp; INTERESTS

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ENCUMBRANCES, LIENS & INTERESTS

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## ENCUMBRANCES, LIENS &amp; INTERESTS

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## LAND TITLE CERTIFICATE

S  
LINC SHORT LEGAL  
0035 207 760 1211214:3:510

**TITLE NUMBER**  
121 105 422 +10

LEGAL DESCRIPTION  
PLAN 1211214  
BLOCK 3  
LOT 510  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 5;4;4;24;NE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 101 018 152 +1

REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

121 105 422 04/05/2012 SUBDIVISION PLAN

## OWNERS

CASTLE MOUNTAIN RESORT INC.  
OF P.O. BOX 610  
PINCHER CREEK  
ALBERTA T0K 1W0

(DATA UPDATED BY: CHANGE OF ADDRESS 211174002)

**ENCUMBRANCES, LIENS & INTERESTS**

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

901 220 354 27/08/1990 CAVEAT

**RE : EASEMENT**

**CAVEATOR - FORTISALBERTA INC.**

320-17 AVE SW

## CALGARY

ALBERTA T2S2V1

(DATA UPDATED BY: TRANSFER OF CAVEAT)

0212250581

(DATA UPDATED BY: CHANGE OF ADDRESS 091058697)

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CAVEATOR - THE MUNICIPAL DISTRICT OF PINCHER CREEK  
NO. 9.  
BOX 279, PINCHER CREEK  
ALBERTA T0K1W0

001 276 854 28/09/2000 CAVEAT  
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL  
GOVERNMENT ACT  
CAVEATOR - THE MUNICIPAL DISTRICT OF PINCHER CREEK  
NO. 9.  
BOX 279, PINCHER CREEK  
ALBERTA T0K1W0

031 374 627 29/10/2003 CAVEAT  
RE : RESTRICTIVE COVENANT PURSUANT TO MUNICIPAL  
GOVERNMENT ACT  
CAVEATOR - THE MUNICIPAL DISTRICT OF PINCHER CREEK  
NO. 9.  
C/O JASMAN & EVANS, LAW OFFICE  
BOX 2530  
985 EAST AVE  
PINCHER CREEK  
ALBERTA T0K1W0  
AGENT - DOUGLAS J EVANS

051 423 994 09/11/2005 CAVEAT  
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL  
GOVERNMENT ACT  
CAVEATOR - THE MUNICIPAL DISTRICT OF PINCHER CREEK

( CONTINUED )

## ENCUMBRANCES, LIENS &amp; INTERESTS

PAGE 3

# 121 105 422 +10

## REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

NO. 9.  
BOX 279, PINCHER CREEK  
ALBERTA T0K1W0  
AGENT - MAT BONERTZ.

061 216 295 01/06/2006 RESTRICTIVE COVENANT  
061 216 296 01/06/2006 RESTRICTIVE COVENANT  
061 216 297 01/06/2006 RESTRICTIVE COVENANT  
061 216 298 01/06/2006 RESTRICTIVE COVENANT  
061 269 549 05/07/2006 RESTRICTIVE COVENANT  
061 354 085 29/08/2006 RESTRICTIVE COVENANT  
061 364 079 05/09/2006 RESTRICTIVE COVENANT  
061 366 559 06/09/2006 UTILITY RIGHT OF WAY  
GRANTEE - FORTISALBERTA INC.  
061 435 107 20/10/2006 RESTRICTIVE COVENANT  
071 441 592 04/09/2007 UTILITY RIGHT OF WAY  
GRANTEE - CASTLE MOUNTAIN RESORT INC.  
211 174 003 10/09/2021 MORTGAGE  
MORTGAGEE - ATB FINANCIAL.  
8008-104 ST  
EDMONTON  
ALBERTA T6E4E2  
ORIGINAL PRINCIPAL AMOUNT: \$1,450,000  
211 174 004 10/09/2021 CAVEAT  
RE : ASSIGNMENT OF RENTS AND LEASES  
CAVEATOR - ATB FINANCIAL.  
C/O NORTH & COMPANY LLP  
600, 220-4 ST S  
LETHBRIDGE  
ALBERTA T1J4J7  
AGENT - GLEN W WRIGHT  
211 174 005 10/09/2021 MORTGAGE  
MORTGAGEE - BUSINESS DEVELOPMENT BANK OF CANADA.  
701, 400 - 4 AVE S  
LETHBRIDGE  
ALBERTA T1J4E1  
ORIGINAL PRINCIPAL AMOUNT: \$1,450,000  
211 174 006 10/09/2021 CAVEAT

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 4

# 121 105 422 +10

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : ASSIGNMENT OF RENTS AND LEASES  
CAVEATOR - BUSINESS DEVELOPMENT BANK OF CANADA.  
C/O NORTH & COMPANY LLP  
600, 220-4 STREET SOUTH  
LETHBRIDGE  
ALBERTA T1J4J7  
AGENT - GLEN W WRIGHT

221 051 036 10/03/2022 AMENDING AGREEMENT  
AMOUNT: \$2,100,000  
AFFECTS INSTRUMENT: 211174005

TOTAL INSTRUMENTS: 022

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 29 DAY OF MAY,  
2025 AT 09:26 A.M.

ORDER NUMBER: 53846534

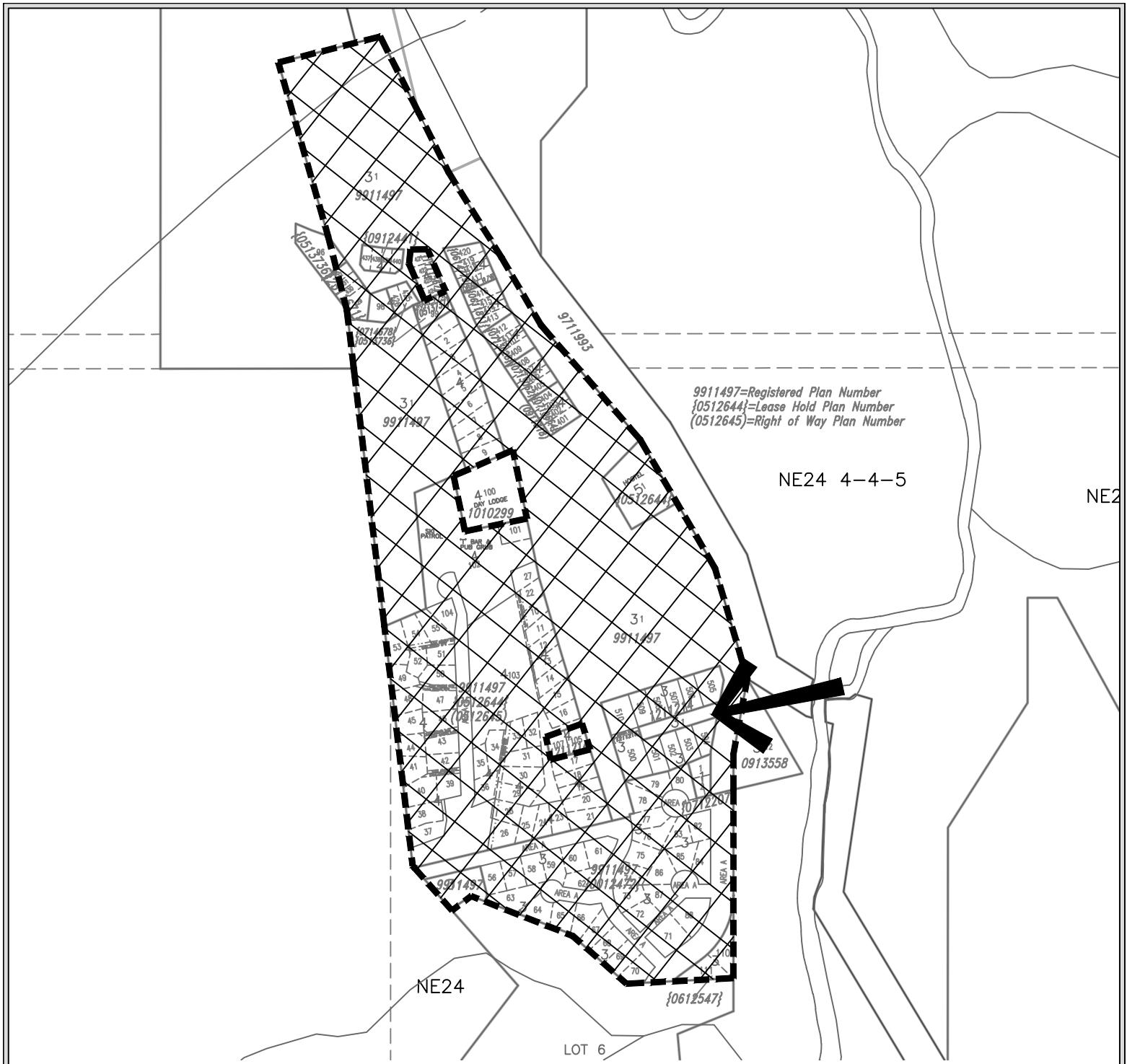
CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



## SUBDIVISION LOCATION SKETCH

LOTS 500-504 & 506-10, BLOCK 3, PLAN 1211214 & PORTION OF LOT 1, BLOCK 3, PLAN 9911497 WITHIN NE 1/4 SEC 24, TWP 4, RGE 4, W 5 M  
 MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK

DATE: JUNE 4, 2025

FILE No: 2025-0-095

MAP PREPARED BY  
 OLDMAN RIVER REGIONAL SERVICES COMMISSION  
 3105 10th AVENUE NORTH, LETHBRIDGE, AB T1H 5E5  
 "NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

31

9911497



### SUBDIVISION SKETCH - EXISTING

LOTS 500-504 & 506-10, BLOCK 3, PLAN 1211214 & PORTION OF LOT 1, BLOCK 3, PLAN 9911497 WITHIN NE 1/4 SEC 24, TWP 4, RGE 4, W 5 M

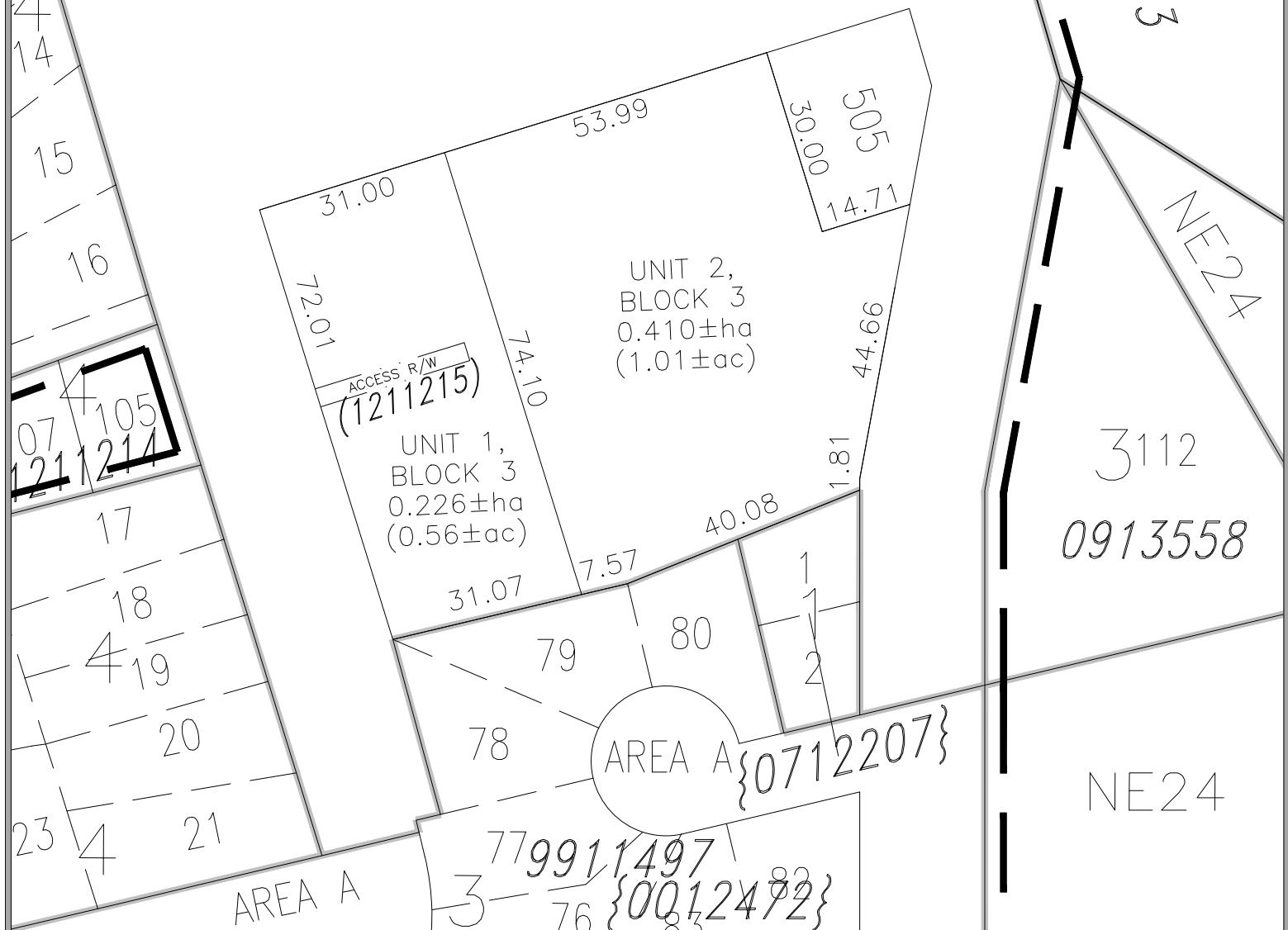
MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK

DATE: JUNE 4, 2025

FILE No: 2025-0-095



REMAINDER OF  
TITLE IN  
LOT 1, BLOCK 3  
16.89±ha  
(41.23±ac)



### SUBDIVISION SKETCH - PROPOSED

See *tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16276T*

**LOTS 500-504 & 506-10, BLOCK 3, PLAN 1211214 & PORTION OF LOT 1, BLOCK 3, PLAN 9911497 WITHIN NE 1/4 SEC 24, TWP 4, RGE 4, W 5 M**  
**MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK**

**DATE: JUNE 4, 2025**

**FILE No: 2025-0-095**





## SUBDIVISION SKETCH - PROPOSED

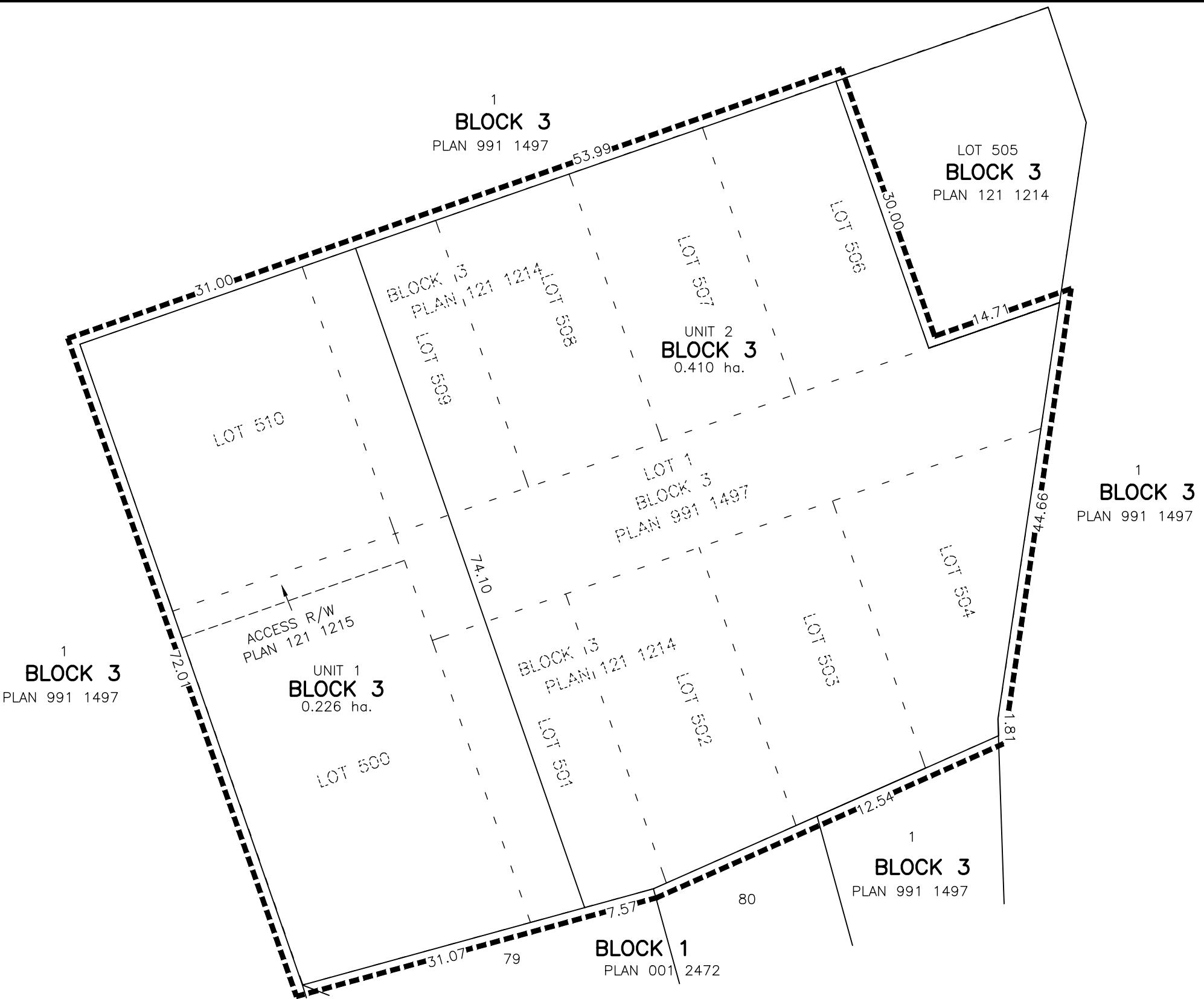
See *tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16276T*

LOTS 500-504 & 506-10, BLOCK 3, PLAN 1211214 & PORTION OF LOT 1,  
BLOCK 3, PLAN 9911497 WITHIN NE 1/4 SEC 24, TWP 4, RGE 4, W 5 M  
MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK

DATE: JUNE 4, 2025

FILE No: 2025-0-095





NO.	REVISION	DATE	BY	CASTLE MOUNTAIN RESORT		brown okamura & associates ltd.					
				Professional Surveyors							
2830 – 12 Avenue North, Lethbridge, Alberta											
NOTE : Portion to be approved is outlined thus											
and contains approximately 0.636 ha.											
Distances are in metres and decimal parts thereof.											
Distances and areas are approximate and are subject to change upon final survey.											
				TENTATIVE PLAN SHOWING BARELAND CONDOMINIUM		APPROVED					
				of part of		DRAWN	BB	DATE			
				LOTS 500–504 & LOTS 506–510, BLOCK 3, PLAN 121 1214		CHECKED	TCP	JOB			
				and part of		SCALE		DRAWING			
				LOT 1, BLOCK 3, PLAN 991 1497							
				all within							
				N.E.1/4 SEC. 24, TWP. 4, RGE. 4, W.5 M.							
				Municipal District of Pincher Creek							
				T.C. Penner, A.L.S.							
				1:500							