

STATUS OF TITLE

Title Number **3309804/1**
Title Status **Accepted**
Client File



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

10089844 MANITOBA INC.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

LOT 113 OTM PARISH OF SAINT PAUL
EXC FIRSTLY: ALL THAT PORTION WHICH LIES TO THE EAST OF THE
STRAIGHT PRODUCTION SLY OF THE WESTERN LIMIT OF SEC 28-11-4 EPM
SECONDLY: ALL THAT PORTION OF NLY 1056 FEET WHICH LIES TO
THE WEST OF THE SAID WESTERN LIMIT AND ITS PRODUCTION SLY
THIRDLY: ALL THAT PORTION OF THE SLY 1353 FEET WHICH LIES TO THE
WEST OF THE SAID PRODUCTION
FOURTHLY: POWER LINE PLAN 2794 WLTO AND
AND FIFTHLY: ROAD PLANS 1156, 2548, 8682, 10231, AND 11456 WLTO
SUBJECT TO THE RESERVATIONS AND PROVISIOES
CONTAINED IN THE CROWN LANDS ACT
EXC SUBSECTION (D) SEC 5 OF THE SAID ACT

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

Instrument Type: **Easement**
Registration Number: **245231/1**
Instrument Status: **Accepted**

Registration Date: 1950-11-08
From/By: H.M. THE QUEEN (MANITOBA) AND WPG PIPE LINE CO. LTD.
To:

Amount:
Notes: PIPELINE PLAN 5137
Description: PIPELINE EASEMENT SEE PLAN 5137

Instrument Type: **Caveat**
Registration Number: **2984501/1**
Instrument Status: **Accepted**

Registration Date: 2004-05-21
From/By: RURAL MUNICIPALITY OF EAST ST. PAUL
To: DAVID C. KING AS SOLICITOR AND AGENT

Amount:
Notes: No notes
Description: SEWER CONNECTION AND ACCESS AGREEMENT

Instrument Type: **Caveat**
Registration Number: **3543036/1**
Instrument Status: **Accepted**

Registration Date: 2007-11-21
From/By: RURAL MUNICIPALITY OF EAST ST. PAUL
To: DAVID C. KING AS AGENT

Amount:
Notes: No notes
Description: DEVELOPMENT AGREEMENT

Instrument Type: **Mortgage**
Registration Number: **5334027/1**
Instrument Status: **Accepted**

Registration Date: 2021-08-20
From/By: 10089844 Manitoba Inc.
To: 10103553 Manitoba Ltd.

Amount: \$20,000,000.00
Notes: No notes
Description: Debenture

INSTRUMENTS THAT AFFECT THIS INSTRUMENT

<u>Registration Number</u>	<u>Instrument Type</u>	<u>Status</u>
5334028/1	Transfer Of Mortgage	Accepted

Instrument Type:	Transfer Of Mortgage
Registration Number:	5334028/1
Instrument Status:	Accepted
Registration Date:	2021-08-20
From/By:	10103553 Manitoba Ltd.
To:	CWB Maxium Financial Inc.
Amount:	\$1.00
Notes:	No notes
Description:	No description
Instrument Type:	Builders Lien
Registration Number:	5712392/1
Instrument Status:	Accepted
Registration Date:	2025-01-07
From/By:	Pretium Projects Ltd.
Against:	10089844 Manitoba Inc.
Amount:	\$2,393,252.54
Notes:	No notes
Description:	No description
3. ADDRESSES FOR SERVICE	
	10089844 Manitoba Inc. 1700 - 242 Hargrave Street Winnipeg MB R3C 0V1
4. TITLE NOTES	
	Planning Application No. S2025-3110
5. LAND TITLES DISTRICT	
	Winnipeg
6. DUPLICATE TITLE INFORMATION	
	Duplicate not produced
7. FROM TITLE NUMBERS	
	3143485/1 All
8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS	
	No real property application or grant information

9. ORIGINATING INSTRUMENTS

Instrument Type:	Request To Issue Title
Registration Number:	5659411/1
Registration Date:	2024-07-19
From/By:	10089844 Manitoba Inc.
To:	
Amount:	

10. LAND INDEX

OT 113 PA
W OF PROD SEC 28, EX N1056', EX S1353', EX ALL PLANS

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 3309804/1

STATUS OF TITLE

Title Number **3309805/1**
Title Status **Accepted**
Client File



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

10089844 MANITOBA INC.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

PARK LOT "G" PARISH OF ST PAUL
EXC: ALL THAT PORTION WHICH LIES TO THE SOUTH OF A LINE DRAWN SOUTH
OF PARALLEL AND PERP DISTANT 264 FEET FROM THE SOUTHERN LIMIT OF OTM
LOT 112 PARISH OF ST PAUL
EXCEPT THEREOUT ALL MINES AND MINERALS VESTED IN THE CROWN (MANITOBA)
BY THE REAL PROPERTY ACT

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

Instrument Type: **Mortgage**
Registration Number: **5334027/1**
Instrument Status: **Accepted**

Registration Date: 2021-08-20
From/By: 10089844 Manitoba Inc.
To: 10103553 Manitoba Ltd.

Amount: \$20,000,000.00
Notes: No notes
Description: Debenture

INSTRUMENTS THAT AFFECT THIS INSTRUMENT

<u>Registration Number</u>	<u>Instrument Type</u>	<u>Status</u>
5334028/1	Transfer Of Mortgage	Accepted

Instrument Type:	Transfer Of Mortgage
Registration Number:	5334028/1
Instrument Status:	Accepted
Registration Date:	2021-08-20
From/By:	10103553 Manitoba Ltd.
To:	CWB Maxium Financial Inc.
Amount:	\$1.00
Notes:	No notes
Description:	No description

3. ADDRESSES FOR SERVICE

10089844 Manitoba Inc.
1700 - 242 Hargrave Street
Winnipeg MB
R3C 0V1

4. TITLE NOTES

Planning Application No. S2025-3110

5. LAND TITLES DISTRICT

Winnipeg

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS

3143486/1 All

8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS

126042
22534

9. ORIGINATING INSTRUMENTS

Instrument Type:	Request To Issue Title
Registration Number:	5659411/1
Registration Date:	2024-07-19
From/By:	10089844 Manitoba Inc.
To:	
Amount:	

10. LAND INDEX

PL G PA
EXC SOUTH 264 FEET

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 3309805/1

STATUS OF TITLE

Title Number **3309807/1**

Title Status **Accepted**

Client File



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

10089844 MANITOBA INC.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

PARCEL ONE:

ALL THAT PORTION OF SLY 792 FEET OF NLY 1056 FEET OF LOT 113
OTM PARISH OF ST PAUL LYING TO THE WEST OF WESTERN LIMIT OF ROAD
ALLOWANCE WEST OF AND ADJOINING THE WESTERN LIMIT OF THE
SW 1/4 28-11-4 EPM AND TO THE WEST OF ITS PRODUCTION SLY
EXC FIRSTLY: POWER LINE PLAN 2794 WLTO
SECONDLY: ROAD PLANS 1156 WLTO AND 11456 WLTO
THIRDLY: ALL THAT PORTION OF THE LAND ABOVE DESCRIBED LYING TO
THE WEST OF THE WESTERN LIMIT OF SAID PLAN 2794 WHICH LIES TO THE
EAST OF A LINE DRAWN WEST OF PARALLEL WITH AND PERP DISTANT
25 FEET FROM THE SAID WESTERN LIMIT
AND FOURTHLY: ROAD PLANS 8682 AND 10231 WLTO

PARCEL 2: ALL THAT PORTION OF PARK LOT LETTER G OF THE SAID
PARISH WHICH LIES SOUTH OF A LINE DRAWN SOUTH OF PARALLEL WITH AND
PERP DISTANT 264 FEET FROM THE SOUTHERN LIMIT OF OTM LOT 112 OF
SAID PARISH

PARCEL 3: PARCEL "A" PLAN 19909 WLTO
EXC MINES, MINERALS AND OTHER MATTERS
AS SET FORTH IN THE CROWN LANDS ACT
IN SAID OTM LOT 113 AND IN GOVERNMENT ROAD ALLOWANCE (CLOSED)

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

Instrument Type: **Easement**
Registration Number: **A16756/1**
Instrument Status: **Accepted**

Registration Date: 1950-10-13
From/By: FRED PIEL
To: WINNIPEG PIPE LINE CO. LTD.

Amount:
Notes: AFFS: PCL 1 & 2 PLAN 5137
Description: SEE PLAN 5137

Instrument Type: **Miscellaneous**
Registration Number: **A17148/1**
Instrument Status: **Accepted**

Registration Date: 1950-10-17
From/By: HENRY PERHAM
To: WINNIPEG PIPE LINE CO. LTD.

Amount:
Notes: AFFECTS: PCL 3
Description: AGRT FOR ROW AND EASEMNET AFF PT FOR PIPELINE PL 5137

Instrument Type: **Caveat**
Registration Number: **235393/1**
Instrument Status: **Accepted**

Registration Date: 1975-07-09
From/By: MANITOBA TELEPHONE SYSTEM
To:

Amount:
Notes: AFFS:PCL 1&2,W 16.5'E OF
Description: No description

Instrument Type: **Caveat**
Registration Number: **239505/1**
Instrument Status: **Accepted**

Registration Date: 1976-06-11
From/By: MAN. TELEPHONE SYSTEM
To:

Amount:
Notes: AFFECTS: PCL 3
Description: No description

Instrument Type: **Caveat**
Registration Number: **2984501/1**
Instrument Status: **Accepted**

Registration Date: 2004-05-21
From/By: RURAL MUNICIPALITY OF EAST ST. PAUL
To: DAVID C. KING AS SOLICITOR AND AGENT

Amount:
Notes: AFFECTS: PCL 1 & 2
Description: SEWER CONNECTION AND ACCESS AGREEMENT

Instrument Type: **Mortgage**
Registration Number: **5334027/1**
Instrument Status: **Accepted**

Registration Date: 2021-08-20
From/By: 10089844 Manitoba Inc.
To: 10103553 Manitoba Ltd.

Amount: \$20,000,000.00
Notes: No notes
Description: Debenture

INSTRUMENTS THAT AFFECT THIS INSTRUMENT

<u>Registration Number</u>	<u>Instrument Type</u>	<u>Status</u>
5334028/1	Transfer Of Mortgage	Accepted

Instrument Type:	Transfer Of Mortgage
Registration Number:	5334028/1
Instrument Status:	Accepted
Registration Date:	2021-08-20
From/By:	10103553 Manitoba Ltd.
To:	CWB Maxium Financial Inc.
Amount:	\$1.00
Notes:	No notes
Description:	No description
Instrument Type:	Builders Lien
Registration Number:	5712392/1
Instrument Status:	Accepted
Registration Date:	2025-01-07
From/By:	Pretium Projects Ltd.
Against:	10089844 Manitoba Inc.
Amount:	\$2,393,252.54
Notes:	No notes
Description:	No description
3. ADDRESSES FOR SERVICE	
	10089844 Manitoba Inc. 1700 - 242 Hargrave Street Winnipeg MB R3C 0V1
4. TITLE NOTES	
	Planning Application No. S2025-3110
5. LAND TITLES DISTRICT	
	Winnipeg
6. DUPLICATE TITLE INFORMATION	
	Duplicate not produced
7. FROM TITLE NUMBERS	
	3143487/1 All
8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS	
	No real property application or grant information

9. ORIGINATING INSTRUMENTS

Instrument Type: **Request To Issue Title**
Registration Number: **5659411/1**

Registration Date: 2024-07-19
From/By: 10089844 Manitoba Inc.
To:
Amount:

10. LAND INDEX

OT 113 PA
S792' OF N1056' S OF PROD SEC 28

PL G PA
EXC NLY 264 FEET

Lot A Plan 19909
EX CLA RES

**CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 3309807/1**

STATUS OF TITLE

Title Number **3309808/1**
Title Status **Accepted**
Client File



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

10089844 MANITOBA INC.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

ALL THAT PORTION OF THE NLY 338.25 FEET PERP OF THE SLY 1353 FEET PERP OF LOT 113
OTM PARISH OF SAINT PAUL
WHICH LIES WEST OF THE WESTERN LIMIT OF ROAD PLAN 1156 WLTO
EXC FIRSTLY: POWER LINE PLAN 2794 WLTO
SECONDLY: ALL THAT PORTION OF THE LAND ABOVE DESCRIBED LYING TO THE WEST OF THE
WESTERN LIMIT OF SAID PLAN 2794 WHICH LIES EAST OF A LINE DRAWN WEST OF PARALLEL
WITH AND PERPENDICULARLY DISTANT 25 FEET FROM SAID WESTERN LIMIT
AND THIRDLY: ROAD PLANS 2548, 8682, AND 10231 WLTO

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

Instrument Type: **Easement**
Registration Number: **A16755/1**
Instrument Status: **Accepted**

Registration Date: 1950-10-13
From/By: FRED PIEL
To: WINNIPEG PIPE LINE CO. LTD.

Amount:
Notes: No notes
Description: SEE PLAN 5137

Instrument Type: **Caveat**
Registration Number: **81-62971/1**
Instrument Status: **Accepted**

Registration Date: 1981-08-24
From/By: MANITOBA TELEPHONE SYSTEM
To:

Amount:
Notes: No notes
Description: No description

Instrument Type: **Caveat**
Registration Number: **2984501/1**
Instrument Status: **Accepted**

Registration Date: 2004-05-21
From/By: RURAL MUNICIPALITY OF EAST ST. PAUL
To: DAVID C. KING AS SOLICITOR AND AGENT

Amount:
Notes: No notes
Description: SEWER CONNECTION AND ACCESS AGREEMENT

Instrument Type: **Mortgage**
Registration Number: **5334027/1**
Instrument Status: **Accepted**

Registration Date: 2021-08-20
From/By: 10089844 Manitoba Inc.
To: 10103553 Manitoba Ltd.

Amount: \$20,000,000.00
Notes: No notes
Description: Debenture

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Registration Date:	2021-08-20
From/By:	10103553 Manitoba Ltd.
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Amount:	\$1.00
Notes:	No notes
Description:	No description

Instrument Type:	Builders Lien
Registration Number:	5712392/1
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From/By:	Pretium Projects Ltd.
Against:	10089844 Manitoba Inc.
Amount:	\$2,393,252.54
Notes:	No notes
Description:	No description

3. ADDRESSES FOR SERVICE

10089844 Manitoba Inc.
1700 - 242 Hargrave Street
Winnipeg MB
R3C 0V1

4. TITLE NOTES

Planning Application No. S2025-3110

5. LAND TITLES DISTRICT

Winnipeg

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS

3143488/1 All

8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS

No real property application or grant information

9. ORIGINATING INSTRUMENTS

Instrument Type: **Request To Issue Title**
Registration Number: **5659411/1**

Registration Date: 2024-07-19
From/By: 10089844 Manitoba Inc.
To:
Amount:

10. LAND INDEX

OT 113 PA
NLY 338.25' PERP OF SLY 1353' PERP EX PL 2794

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 3309808/1

Title No. 3309804/1

LOT 113 OTM PARISH OF SAINT PAUL EXC FIRSTLY: ALL THAT PORTION WHICH LIES TO THE EAST OF THE STRAIGHT PRODUCTION SLY OF THE WESTERN LIMIT OF SEC 28-11-4 EPM SECONDLY: ALL THAT PORTION OF NLY 1056 FEET WHICH LIES TO THE WEST OF THE SAID WESTERN LIMIT AND ITS PRODUCTION SLY THIRDLY: ALL THAT PORTION OF THE SLY 1353 FEET WHICH LIES TO THE WEST OF THE SAID PRODUCTION FOURTHLY: POWER LINE PLAN 2794 WLTO AND AND FIFTHLY: ROAD PLANS 1156, 2548, 8682, 10231, AND 11456 WLTO SUBJECT TO THE RESERVATIONS AND PROVISIOES CONTAINED IN THE CROWN LANDS ACT EXC SUBSECTION (D) SEC 5 OF THE SAID ACT

Title No. 3309805/1

PARK LOT "G" PARISH OF ST PAUL EXC: ALL THAT PORTION WHICH LIES TO THE SOUTH OF A LINE DRAWN SOUTH OF PARALLEL AND PERP DISTANT 264 FEET FROM THE SOUTHERN LIMIT OF OTM LOT 112 PARISH OF ST PAUL EXCEPT THEREOUT ALL MINES AND MINERALS VESTED IN THE CROWN (MANITOBA) BY THE REAL PROPERTY ACT

Title No. 3309807/1

PARCEL ONE: ALL THAT PORTION OF SLY 792 FEET OF NLY 1056 FEET OF LOT 113 OTM PARISH OF ST PAUL LYING TO THE WEST OF WESTERN LIMIT OF ROAD ALLOWANCE WEST OF AND ADJOINING THE WESTERN LIMIT OF THE SW 1/4 28-11-4 EPM AND TO THE WEST OF ITS PRODUCTION SLY EXC FIRSTLY: POWER LINE PLAN 2794 WLTO SECONDLY: ROAD PLANS 1156 WLTO AND 11456 WLTO THIRDLY: ALL THAT PORTION OF THE LAND ABOVE DESCRIBED LYING TO THE WEST OF THE WESTERN LIMIT OF SAID PLAN 2794 WHICH LIES TO THE EAST OF A LINE DRAWN WEST OF PARALLEL WITH AND PERP DISTANT 25 FEET FROM THE SAID WESTERN LIMIT AND FOURTHLY: ROAD PLANS 8682 AND 10231 WLTO
PARCEL 2: ALL THAT PORTION OF PARK LOT LETTER G OF THE SAID PARISH WHICH LIES SOUTH OF A LINE DRAWN SOUTH OF PARALLEL WITH AND PERP DISTANT 264 FEET FROM THE SOUTHERN LIMIT OF OTM LOT 112 OF SAID PARISH
PARCEL 3: PARCEL "A" PLAN 19909 WLTO EXC MINES, MINERALS AND OTHER MATTERS AS SET FORTH IN THE CROWN LANDS ACT IN SAID OTM LOT 113 AND IN GOVERNMENT ROAD ALLOWANCE (CLOSED)

Title No. 3309808/1

ALL THAT PORTION OF THE NLY 338.25 FEET PERP OF THE SLY 1353 FEET PERP OF LOT 113 OTM PARISH OF SAINT PAUL WHICH LIES WEST OF THE WESTERN LIMIT OF ROAD PLAN 1156 WLTO EXC FIRSTLY: POWER LINE PLAN 2794 WLTO SECONDLY: ALL THAT PORTION OF THE LAND ABOVE DESCRIBED LYING TO THE WEST OF THE WESTERN LIMIT OF SAID PLAN 2794 WHICH LIES EAST OF A LINE DRAWN WEST OF PARALLEL WITH AND PERPENDICULARLY DISTANT 25 FEET FROM SAID WESTERN LIMIT AND THIRDLY: ROAD PLANS 2548, 8682, AND 10231 WLTO