Form 49
[Rule 13.19]

JUDICIAL CENTRE OF EDMONTON
Clerk's Stamp
FILED
JUL 2 6 2019
Clerk of the Court

COURT FILE NUMBER	1703-12327
COURT	COURT OF QUEEN'S BENCH OF ALBERTA
JUDICIAL CENTRE	EDMONTON
	IN THE MATTER OF THE *COMPANIES' CREDITORS ARRANGEMENT ACT*, R.S.C. 1985, c. C-36, AS AMENDED
	AND IN THE MATTER OF A PLAN OF ARRANGEMENT OF 667402 ALBERTA LTD., 18512398 ALBERTA LTD., 816956 ALBERTA LTD., 1371047 ALBERTA LTD., 1919209 ALBERTA LTD. AND CANADA NORTH GROUP LP HOLDINGS LTD.
DOCUMENT	**AFFIDAVIT**
ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT	**BROWNLEE LLP** 700, 396th – 11th Avenue SW Calgary, AB T2R 0C5 **Attention: Gregory G. Plester** **Solicitors for the M.D. of Opportunity No. 17** Telephone: (403) 232-8300 Fax: (403) 232-8408 E-mail: gplester@brownleelaw.com File No.: 71796-0415/GGP

AFFIDAVIT OF WILLIAM KOSTIW

Sworn on July 24 2019

I, William Kostiw, of the Hamlet of Wabasca, in the Province of Alberta, MAKE OATH AND SAY THAT:

1. I am the Chief Administrative Officer of the M.D. of Opportunity No. 17 (the "Municipality") and as such, I have personal knowledge of the matters deposed to in this Affidavit except where stated to be based upon information and belief, in which event I verily believe such matters to be true.

2. The Municipality is a municipal corporation established under the *Municipal Government Act* (the "*MGA*").

3. The Municipality is a creditor in these proceedings and claims unpaid taxes and associated penalties owed in respect to several parcels of land located within the municipal boundaries of the Municipality.

4. Pursuant to the provisions of the *MGA*, the Municipality levies property taxes upon the assessed value of the land and improvements located thereon within the Municipality's boundaries through a property tax bylaw required by section 353 of the *MGA*, which is passed by the Municipality's Council annually. Attached hereto and marked as **Exhibit "A"** and **Exhibit "B"** respectively are copies of the Municipality's property tax bylaws, Bylaw Nos. 2018-06 and 2019-03.

5. Properties within the Municipality that are subject to assessment and taxation are assigned individual tax roll numbers based on the legal land description of the location of the property.

6. Canada North Camps Inc. now operating under the legal name 1851239 Alberta Ltd. ("Canada North") was at all material times the registered owner of two parcels of land located within the Municipality and legally described as:

PLAN 9920455
LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 2.05 HECTARES (5.07 ACRES) MORE OR LESS

("Parcel 1")

PLAN 0325037
BLOCK 2
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 2.8 HECTARES (6.92 ACRES) MORE OR LESS

("Parcel 2")

(collectively, the "Lands")

Attached hereto as **Exhibits "C", "D", and "E"** respectively are the certificates of title for the Lands and an Alberta corporate registry search all dated July 3, 2019.

7. Pursuant to section 304 of the *MGA*, and on account of its ownership of the Lands, Canada North was determined by the Municipality to be the assessed person in respect to the Lands and the improvements thereon. As a result, tax and assessment notices were issued to Canada North in respect to each of the 2018 and 2019 taxation years. Attached hereto and marked collectively as **Exhibit "F"** are copies of the 2018 and 2019 Combined Assessment and Property Tax Notices issued by the Municipality in respect to the Lands.

8. The property taxes levied by the Municipality are based on the assessed value of the Lands and the improvements located on the Lands as required by Part 9 of the *MGA*.

9. Although not expressly referenced in the *MGA*, the three common approaches to determining the assessed value of properties in Alberta are the sales comparison approach, the cost approach, and the income approach. Attached and marked as **Exhibit "G"** are the relevant sections of the *Guide to Property Assessment and Taxation in Alberta* published by Alberta Municipal Affairs.

10. The assessments of the Lands were comprised of assessments of Parcel 1 as "Commercial Impr/Site" and Parcel 2 as "Vacant Commercial", and their values were determined using the following methods:

    a. Parcel 1 - Tax Roll 317659 - Income approach;

    b. Parcel 2 - Tax Roll 205345 - Market Value of land.

Attached hereto and marked as **Exhibit "H"** are copies of the Assessment Summaries prepared in respect of the Lands for the 2017-2018 assessment years (which corresponds with the 2018-2019 tax years) which provide a breakdown of the assessment valuations of the Lands.

11. I have read the Affidavit of Bill Zadorsky sworn on October 9th, 2018. Mr. Zadorsky states, in paragraphs 3 and 4, and I accept, that the equipment described in leases CCB9489A-006 and CBB9489A-007 (the "Leases"), comprised of the "dormitory style skidded camp trailer units" located at the Wabasca Camp. According to the Leases, a series of "6 Unit - 30 Man Dorms" and Staircase Units were leased to Canada North (the "Equipment"). To the best of my knowledge, based on my review of the Leases, the Equipment is located on Parcel 1. Attached and marked as **Exhibit "I"** are copies of the Leases.

12. Canada North has failed to pay property taxes levied by the Municipality since 2018. As of the date of this Affidavit, the taxes owed by Canada North including outstanding 2018 and 2019 tax levies, and all penalties imposed to date, total $89,899.82 (the "Tax Arrears"). The Tax Arrears consist of $77,826.45 owed with respect to Parcel 1 and $12,073.37 owed with respect to Parcel 2. Attached and marked as **Exhibit "J"** is a Tax Roll Trial Balance showing the outstanding tax balanced owed by Canada North to the Municipality as of July 3, 2019.

13. Further penalties will continue to accrue in respect to any amount that remains outstanding in respect of the Lands in accordance with the Municipality's Penalty Bylaw, Bylaw No. 2012-07. Attached hereto and marked as **Exhibit "K"** is a copy of the Municipality's Penalty Bylaw.

14. I make this affidavit in support of the Municipality's position that the outstanding Tax Arrears constitute a special lien against the Lands and the improvements that were subject to assessment by the Municipality.

SWORN BEFORE ME at WABASCA, in the Province of Alberta, this 24 day of July, 2019. Cynthia Taron Commissioner for Oaths in and for Alberta	)	 WILLIAM KOSTIW

Cynthia Maureen Taron
A Commissioner for Oaths
in and for the Province of Alberta
My Appointment expires April 1 2022
M.D of Opportunity #17
Appointee # 0690484

TAB A

THE MUNICIPAL DISTRICT OF OPPORTUNITY NO. 17, ALBERTA

BYLAW 2018 – 06

A Bylaw to authorize the taxation rates to be levied on the assessable property values within the Municipal District of Opportunity No. 17 for the 2018 taxation year

WHEREAS, the Municipal District of Opportunity No. 17 (hereafter named "the MD") has prepared and adopted detailed estimates of the municipality's operating revenues and expenditures, as required, at the Council meeting held on February 26, 2018; and

WHEREAS, the estimated municipal expenditures and transfers set out in the MD's 2018 annual budget stand at $75,194,463; and

WHEREAS, the estimated municipal revenues and transfers from all sources other than property taxation is estimated at $23,027,636; and balance of $52,166,827 is to be raised by general municipal taxation, and

WHEREAS, the Council is authorized under the provision of Section 359(1) of the *Municipal Government Act*, that if in any year the property tax imposed to pay the requ sitions results in too much or too little revenue being raised for that purpose, the Council must accordingly reduce or increase the amount of revenue to be raised for that purpose in the next year; and

WHEREAS, the Council is authorized under the provision of Section 359.3 of the *Municipal Government Act* that requires municipalities to set the same tax rate to pay for requisitions to recover the costs associated with the assessment of designated industrial property and any other matters related to the Provincial Assessor's operations, and confirms that the tax rate of $0.000034178 per dollar is set per the Ministerial Order No. 003/18; and

WHEREAS, the requisitions are:

AB School Foundation Fund (ASFF)	
Residential/Farmland	$ 748,636
Non-residential	$ 7,947,144
Total School	$ 8,695,780
Seniors Foundations	$ 203,570
Housing Authority	$ 600,000
Designated Industrial Property	$ 84,021
Total Requisitions	$ 9,583,371

This is Exhibit "A" referred to in the Affidavit of
William Kostiw
Sworn before me this 24th day
of July A.D. 2019
Cynthia Taron
A Notary Public A Commissioner for Oaths in and for Alberta

Cynthia Maureen Taron
A Commissioner for Oaths
in and for the Province of Alberta
My Appointment expires April 1 2022
M.D of Opportunity #17
Appointee # 0690464

WHEREAS, the Council of the MD is required each year to levy on the assessed value of all properties tax rates sufficient to meet the estimated expenditures and the requisitions; and

WHEREAS, the Council is authorized to classify property assessment, and to establish different rates of taxation in respect to each class of property, subject to the Municipal Government Act, Chapter M-26, Revised Statutes of Alberta, 2000; and

WHEREAS, the assessed value of all taxable properties in the MD as shown on the assessment roll is:

Class	Assessment Type	Assessment
Class I:	Residential	$ 282,246,590
Class II:	Non-Residential	$ 2,097,469,580
Class III:	Farmland	$ 350,510
Class IV:	Machinery & Equipment	$ 483,858,450
	Total	$ 2,863,925,130

NOW THEREFORE, under the authority of the *Municipal Government Act*, the Council of the MD, in the Province of Alberta, enacts as follows:

1. That the Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all properties as shown on the assessment roll of the MD:

General Municipal		Tax Levy	Assessment	Tax Rate
Residential	$	649,167	$ 282,246,590	2.3000
Non-Residential		41,860,249	2,097,487,610	19.9575
Farmland		806	350,510	2.3000
Machinery & Equipment		9,856,605	483,858,450	19.9575
Total	$	52,166,827	$ 2,863,943,160	
School (ASFF)		**Tax Levy**	**Assessment**	**Tax Rate**
Residential / Farm	$	748,636	$ 280,302,540	2.6708
Non-residential		7,947,144	2,091,245,070	3.8002
Total	$	8,695,780	$ 2,371,547,610	
Seniors Lodges		**Tax Levy**	**Assessment**	**Tax Rate**
All Classes	$	203,570	$ 2,857,347,240	0.0713
Housing		**Tax Levy**	**Assessment**	**Tax Rate**
All Classes	$	600,000	$ 2,857,347,240	0.2102
DIP[*]		**Tax Levy**	**Assessment**	**Tax Rate**
All Classes	$	84,021	$ 2,458,408,530	0.0342
GRAND TOTAL	$	61,750,198		

[DIP[*]: Designated Industrial Property as per Part 9 of the Municipal Government Act]

2. Under the provision of section 357(1) of the *Municipal Government Act*, that despite what the assessment times the tax rate, the minimum amount of $400 per tax roll parcel is payable as a property tax for municipal purposes on the titled vacant residential and non-residential properties, and that farmland assessments are excluded from the $400 minimum property tax levy, and

3. That this bylaw shall take effect on the date of the third and final reading.

Read a first time this _9th_ day of _May_, A. D. 2018.

Read a second time this _9th_ day of _May_, A. D. 2018.

Read a third time and passed this _9th_ day of _May_, A. D. 2018.

REEVE

CHIEF ADMINISTRATIVE OFFICER

TAB B

THE MUNICIPAL DISTRICT OF OPPORTUNITY NO. 17, Alberta
BYLAW 2019 – 03

A Bylaw to authorize the taxation rates to be levied against assessable property within the Municipal District of Opportunity No. 17 for the 2019 taxation year

WHEREAS, the Municipal District of Opportunity No. 17 (hereafter named the MD) has prepared and adopted detailed estimates of the municipal revenues and expenditures as required, at the Council meeting held on June 4, 2019; and

WHEREAS, the estimated municipal expenditures and transfers (operating and capital) set out in the MD's 2019 annual budget stand at $ 87,613,187; and

WHEREAS, the estimated municipal revenues and transfers from all sources other than property taxation is estimated at $ 37,675,192, and balance of $49,937,995 (amount excludes school, seniors and Designated Industrial Assessment) is to be raised by general municipal taxation, and

WHEREAS, the Council authorized under the provision of Section 359.3 of the New Municipal Government Act, to set the same tax rate to pay for requisitions to recover the costs associated with the assessment of designated industrial property, and any other matters related to the Provincial assessor's operations, confirms that the tax rate set by the Minister of Municipal Affairs is $0.0766 per dollar per Ministerial Order No 010/19, and,

WHEREAS, the Council is authorized under the provision of Section 359(1) of the *Municipal Government Act*, that if in any year the property tax imposed to pay the requisitions results in too much or too little revenue being raised for that purpose, the Council must accordingly reduce or increase the amount of revenue to be raised for that purpose in the next year; and,

WHEREAS, the requisitions are:

AB School Foundation Fund (ASFF)	
Residential/Farmland	**$ 748,636**
Non-residential	**$ 7,947,144**
Total School	**$ 8,695,780**
Seniors Foundations	**$ 194,221**
Designated Industrial Assessment	**$193,122**
Total Requisitions	**$ 9,083,123**

This is Exhibit " B " referred to in the Affidavit of William Kostiw
Sworn before me this 24th day of July A.D., 2019
Cynthia Taron
A Notary Public, A Commissioner for Oaths in and for Alberta
Cynthia Maureen Taron
A Commissioner for Oaths
in and for the Province of Alberta
My Appointment expires April 1 2022
M.D of Opportunity #17
Appointee # 0890484

WHEREAS, the Council of the MD is required each year to levy on the assessed value of all property tax rates sufficient to meet the estimated expenditures and the requisitions; and

WHEREAS, the Council is authorized to classify property assessment, and to establish different rates of taxation in respect to each class of property, subject to the Municipal Government Act, Chapter M-26, Revised Statutes of Alberta, 2000; and

WHEREAS, the assessed value of all taxable property in the MD as shown on the assessment roll is:

Class	Assessment Type	Assessment
Class I:	Residential	$ 285,989,560
Class II:	Non-Residential	$ 2,126,234,650
Class III:	Farmland	$ 348,110
Class IV:	Machinery & Equipment	$ 458,129,340
	Total	$ 2,870,701,660

NOW THEREFORE, under the authority of the *Municipal Government Act*, the Council of the MD, in the Province of Alberta, enacts as follows:

1. That the Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all property as shown on the assessment roll of the MD:

General Municipal		Tax Levy		Assessment	Tax Rate
Residential	$	943,766	$	285,989,560	3.3000
Non-Residential		40,308,093		2,126,234,650	18.9575
Farmland		1,149		348,110	3.3000
Machinery & Equipment		8,684,987		458,129,340	18.9575
Total	$	49,937,995	$	2,870,701,660	
School (ASFF)		**Tax Levy**		**Assessment**	**Tax Rate**
Residential	$	748,649	$	283,987,860	2.6362
Non-residential		7,847,246		2,119,491,560	3.7496
Total	$	8,595,895	$	2,403,479,420	
Seniors Lodges		**Tax Levy**		**Assessment**	**Tax Rate**
All Classes	$	194,145	$	2,863,487,820	0.0678
Designated Ind Property		**Tax Levy**		**Assessment**	**Tax Rate**
Designated Industrial Assessment		193,135		2,457,185,890	0.0786
LEVY GRAND TOTAL	$	59,021,170			

2. Under the provision of section 357(1) of the Municipal Government Act, that despite what the assessment times the tax rate, the minimum amount of $400 per tax roll parcel is payable as a property tax for municipal purposes on the titled vacant residential and non-residential properties; and that farmland assessments are excluded from the minimum amount payable, and,

3. That this bylaw shall take effect on the date of the third and final reading.

Read a first time this _4th_ day of _June_, 2019.

Read a second time this _4th_ day of _June_, 2019.

Read a third time and passed this _4th_ day of _June_, 2019.

REEVE

CHIEF ADMINISTRATIVE OFFICER

June/4/2019

TAB C

This is Exhibit " C " referred to in the Affidavit of
William Kostiw
Sworn before me this 24th day
of July A.D., 20 19
Cynthia Saron
A Notary Public, A Commissioner for Oaths in and for Alberta
Appointee # 0690484

GOVERNMENT OF THE PROVINCE OF ALBERTA

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0027 829 563	9920455;;2	992 277 321

LEGAL DESCRIPTION
PLAN 9920455
LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 2.05 HECTARES (5.07 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;25;80;26;SE

MUNICIPALITY: MUNICIPAL DISTRICT OF OPPORTUNITY NO. 17

REFERENCE NUMBER: 992 075 251

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
992 277 321	16/09/1999	TRANSFER OF LAND	$50,000	$50,000

OWNERS

CANADA NORTH CAMPS INC.
OF 14238-134 AVENUE
EDMONTON
ALBERTA T5L 5V8
(DATA UPDATED BY: CHANGE OF ADDRESS 122012802)
(DATA UPDATED BY: CHANGE OF NAME 122022331)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
952 164 874	27/06/1995	UTILITY RIGHT OF WAY GRANTEE - CENTRA GAS ALBERTA INC.
162 322 778	16/11/2016	MORTGAGE MORTGAGEE - NORTHLAND MORTGAGE & INVESTMENT CORPORATION. 75 ROCKLAND ROAD CAMPBELL RIVER

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		BRITISH COLUMBIA V9W1N4 ORIGINAL PRINCIPAL AMOUNT: $750,000
162 322 780	16/11/2016	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - NORTHLAND MORTGAGE & INVESTMENT CORPORATION. 75 ROCKLAND ROAD CAMPBELL RIVER BRITISH COLUMBIA V9W1N4 AGENT - D JONATHAN COOMBS
182 064 631	16/03/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - CANADIAN WESTERN BANK. 600, 12220 STONY PLAIN ROAD EDMONTON ALBERTA T5N3Y4 AGENT - CHARLES P RUSSELL

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 3 DAY OF JULY, 2019 AT 02:37 P.M.

ORDER NUMBER: 37546640

CUSTOMER FILE NUMBER: 71796NEW/GGP

REGISTRAR OF LAND TITLES

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).

TAB D

This is Exhibit "D" referred to in the Affidavit of William Kostiw
Sworn before me this 24th day of July A.D., 2019
Cynthia Baron
A Notary Public, A Commissioner for Oaths in and for Alberta
Appointee # 0690484

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0030 133 177	0325037;2;1	032 380 360

LEGAL DESCRIPTION
PLAN 0325037
BLOCK 2
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 2.8 HECTARES (6.92 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;25;80;26;SE

MUNICIPALITY: MUNICIPAL DISTRICT OF OPPORTUNITY NO. 17

REFERENCE NUMBER: 032 380 359

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
032 380 360	07/10/2003	TRANSFER OF LAND	$5,000	$6,654

OWNERS

CANADA NORTH CAMP INC.
OF 16410-137 AVENUE
EDMONTON
ALBERTA T5V 1R6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
792 318 206	28/12/1979	SURFACE RIGHTS BOARD ORDER IN FAVOUR OF - CONOCOPHILLIPS CANADA RESOURCES CORP. BOX 130 STN M CALGARY ALBERTA T2P2H7 ORDER NO. E1558/79

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		(DATA UPDATED BY: CHANGE OF NAME 022055929) (DATA UPDATED BY: CHANGE OF NAME 092043394)
872 112 456	25/05/1987	CAVEAT RE : EASEMENT CAVEATOR - MUNICIPAL DISTRICT OF OPPORTUNITY NO.17. BOX 60, WABASCA ALBERTA T0G2K0 (DATA UPDATED BY: TRANSFER OF CAVEAT 982064322)
882 202 210	31/08/1988	SURFACE RIGHTS BOARD AMENDING ORDER ORDER NO. 1630/88 "AMENDING BOARD ORDER #E1558/79 DOCUMENT TYPE/PARTY DELETED BY 932303283 1993 10 01"
892 335 484	20/12/1989	SURFACE RIGHTS BOARD AMENDING ORDER ORDER NO. 3178/89 "AMENDING BOARD ORDER #E1558/79 DOCUMENT TYPE/PARTY DELETED BY 932303283 1993 10 01"
912 336 404	06/12/1991	CAVEAT RE : EASEMENT CAVEATOR - ALBERTA POWER LIMITED. 10035 105 STREET, EDMONTON ALBERTA AGENT - GEORGE LEIGHTON
952 164 874	27/06/1995	UTILITY RIGHT OF WAY GRANTEE - CENTRA GAS ALBERTA INC.
972 204 940	14/07/1997	CAVEAT RE : SURFACE LEASE UNDER 20 ACRES CAVEATOR - PARAMOUNT ENERGY OPERATING CORP. ATTN: LAND MANAGER BOX 2776, STATION M CALGARY ALBERTA T2P3C2 (DATA UPDATED BY: TRANSFER OF CAVEAT 022048936) (DATA UPDATED BY: CHANGE OF NAME 052453823) (DATA UPDATED BY: TRANSFER OF CAVEAT 062275878) (DATA UPDATED BY: CHANGE OF ADDRESS 082125796)
972 302 229	02/10/1997	UTILITY RIGHT OF WAY GRANTEE - ALTAGAS SERVICES INC. 1700, 355-4 AVENUE SW CALGARY ALBERTA T2P0J1

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 022051938) (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 032125221)
972 383 781	12/12/1997	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - ALBERTA POWER LIMITED. 10035 105 STREET, EDMONTON ALBERTA T5J2V6 AGENT - TRISHA LOOSEMORE
982 022 856	22/01/1998	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED. BOX 6926, STATION "D" CALGARY ALBERTA T2P2G1 (DATA UPDATED BY: TRANSFER OF CAVEAT 022357122)
982 056 896	26/02/1998	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - ALBERTA POWER LIMITED. ATTENTION: LAND & PROPERTIES 10035-105 STREET EDMONTON ALBERTA T5J2V6 AGENT - TRISHA LOOSEMORE
012 355 268	05/11/2001	SURFACE RIGHTS BOARD AMENDING ORDER AFFECTS INSTRUMENT: 792318206 ORDER NO E15558/79 AND E98/83 AMENDING ORDER 0673/99 PARTY NAME CHANGED TO PANCANADIAN PETROLEUM LTD
012 355 277	05/11/2001	SURFACE RIGHTS BOARD AMENDING ORDER AFFECTS INSTRUMENT: 882202210 ORDERS E155/79 E98/83 1630/88 AMENDING ORDER 3178/89 PARTY NAME CHANGED TO PANCANADIAN PETROLEUM LTD
012 355 314	05/11/2001	SURFACE RIGHTS BOARD AMENDING ORDER AFFECTS INSTRUMENT: 892335484 ORDERS 3178/89 AMENDING ORDER 0673/99 PARTY NAME AMENDED TO PANCANADIAN PETROLEUM LTD
032 069 743	25/02/2003	SURFACE RIGHTS BOARD AMENDING ORDER AFFECTS INSTRUMENT: 792318206 ORDER NO. E1558/79 AND E98/83

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		AMENDING ORDER 3578/2001 PARTY NAME CHANGE TO CANADIAN NATURAL RESOURCES LIMITED.
032 251 082	10/07/2003	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - ATCO ELECTRIC LTD. ATTENTION: LAND & PROPERTIES, 10035-105 STREET EDMONTON ALBERTA T5J2V6 AGENT - TRACY DAVIDSON
182 064 631	16/03/2018	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - CANADIAN WESTERN BANK. 600, 12220 STONY PLAIN ROAD EDMONTON ALBERTA T5N3Y4 AGENT - CHARLES P RUSSELL

TOTAL INSTRUMENTS: 017

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 3 DAY OF JULY, 2019 AT 02:32 P.M.

ORDER NUMBER: 37546570

CUSTOMER FILE NUMBER: 71796NEW/GGP

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).

TAB E

Government of Alberta ■ Corporation/Non-Profit Search
Corporate Registration System

This is Exhibit " E " referred to in the Affidavit of
William Kostiuk
Sworn before me this 24th day
of July A.D., 20 19
Cynthia Taron
A Notary Public, A Commissioner for Oaths in and for Alberta

Cynthia Maureen Taron
A Commissioner for Oaths
in and for the Province of Alberta
My Appointment expires April 1 2022
M D of Opportunity #17
Appointee # 0890484

Date of Search: 2019/07/03
Time of Search: 01:46 PM
Search provided by: BROWNLEE LLP
Service Request Number: 31304074
Customer Reference Number: 71796New/GGP

Corporate Access Number: 2018512398
Legal Entity Name: 1851239 ALBERTA LTD.

Name History:

Previous Legal Entity Name	Date of Name Change (YYYY/MM/DD)
CANADA NORTH CAMPS INC.	2018/05/04

Legal Entity Status: Active
Alberta Corporation Type: Numbered Alberta Corporation
Method of Registration: Amalgamation
Registration Date: 2014/10/01 YYYY/MM/DD

Registered Office:
Street: 2500-10220 103 AVE NW
City: EDMONTON
Province: ALBERTA
Postal Code: T5J 0K4

Records Address:
Street: 2500-10220 103 AVE NW
City: EDMONTON
Province: ALBERTA
Postal Code: T5J 0K4

Email Address: CORPORATE.EDMONTON@DENTONS.COM

Voting Shareholders:

Legal Entity Name: CANADA NORTH GROUP INC.
Corporate Access Number: 206674020
Street: 16903 129 AVE
City: EDMONTON
Province: ALBERTA

Postal Code: T5V 1L2
Percent Of Voting Shares: 100

Details From Current Articles:

The information in this legal entity table supersedes equivalent electronic attachments

Share Structure:	SEE ELECTRONIC ATTACHMENT
Share Transfers Restrictions:	SEE ELECTRONIC ATTACHMENT
Min Number Of Directors:	1
Max Number Of Directors:	7
Business Restricted To:	NONE
Business Restricted From:	NONE
Other Provisions:	SEE ELECTRONIC ATTACHMENT

Holding Shares In:

Legal Entity Name
OMNI PROACTIVE SERVICES INC.
LOON RIVER CNC GP LTD.
HEART LAKE CANADA NORTH GROUP GP LTD.
KINGDOM LODGE GP LTD.
PEACE RIVER LODGE GP LTD.
BONNYVILLE LODGE GP LTD.
KILOMETER 147 GP LTD.
WANDERING RIVER LODGE GP LTD.

Other Information:

Amalgamation Predecessors:

Corporate Access Number	Legal Entity Name
2018498770	CANADA NORTH CAMPS INC.
2015267053	CANADA NORTH STRUCTURES INC.

Last Annual Return Filed:

File Year	Date Filed (YYYY/MM/DD)
2017	2017/10/13

Outstanding Returns:

Annual returns are outstanding for the 2018 file year(s).

Filing History:

List Date (YYYY/MM/DD)	Type of Filing
2014/10/01	Amalgamate Alberta Corporation
2017/10/13	Enter Annual Returns for Alberta and Extra-Provincial Corp.
2018/05/04	Name Change Alberta Corporation
2018/05/04	Change Director / Shareholder
2019/06/21	Change Address

Attachments:

Attachment Type	Microfilm Bar Code	Date Recorded (YYYY/MM/DD)
Share Structure	ELECTRONIC	2014/10/01
Restrictions on Share Transfers	ELECTRONIC	2014/10/01
Other Rules or Provisions	ELECTRONIC	2014/10/01
Statutory Declaration	10000907108978614	2014/10/01

The Registrar of Corporations certifies that, as of the date of this search, the above information is an accurate reproduction of data contained in the official public records of Corporate Registry.

REGISTRAR OF CORPORATIONS

TAB F

Municipal District
of Opportunity No.17
Box 60 Wabasca, Alberta T0G 2K0
Phone (780) 891-3778
Toll Free 1-888-891-3778
Fax: (780) 891-4283

"REPRINT"

COMBINED ASSESSMENT AND TAX NOTICE

ROLL NUMBER	NAME NUMBER	TAXATION YEAR	NOTICE OF ASSESSMENT DATE
205346	CANA001	2019	Jun 24, 2019

COPIES SENT TO

DISTRICTS:
AB School Foundation Fund
Senior's Foundation

Canada North Camps Inc.
16903 - 129 Avenue NW
Edmonton AB T5V 1L2

YOUR PROPERTY HAS BEEN ASSESSED AS INDICATED BELOW FOR THE TAXATION YEAR AS INDICATED. ALL COMPLAINTS TO THE ASSESSMENT REVIEW BOARD MUST BE RECEIVED IN WRITING SIXTY (60) DAYS AFTER THE ASSESSMENT NOTICE OR AMENDED NOTICE IS SENT TO THE ASSESSED PERSON. COMPLAINTS MUST BE RECEIVED ON OR PRIOR TO August 23, 2019

LEGAL DESCRIPTION AND ASSESSMENT

QTR LSD / SEC / TWP / RGE / M	LOT / BLOCK / PLAN	OTHER	AREA (ACRES)
SE /26 /080 /25 /4	0001 /0002 /0325037	Tax Payment Agreement 2014	8.91000

ASSESSMENT CODE	LAND	BUILDINGS / IMPROVEMENTS	TOTAL ASSESSMENT
252 Vacant Commercial	$392,930		$392,930
TOTAL ASSESSMENT	$392,930	$0	$392,930

MUNICIPAL TAXES

	MILLRATE	TAXES
Municipal - NR Comm&Ind	18.9575	$7,448.97
Seniors Lodges	0.0678	$26.64
		$0.00
TOTAL MUNICIPAL TAXES (A)		$7,475.61

SCHOOL TAXES

	MILLRATE	TAXES
Public School - Non-Res	3.7496	$1,473.33
TOTAL SCHOOL TAXES (B)		$1,473.33

SCHOOL TAXES REPRESENT 16.46% OF YOUR 2019 TAXES.

CURRENT TAXES (A+B)	ADD: PREVIOUS BALANCE	TOTAL TAX PAYABLE BEFORE Jul 25, 2019
$8,948.94	$3,124.43	$12,073.37

School Support: Public 0% Separate 0% Undeclared 100%

Take notice that you have been assessed under the provisions of the Municipal Government Act for the above mentioned property. Taxes are now due and payable to the Municipal District of Opportunity No. 17. In the event of non-payment, the said taxes may be recovered as provided in the Municipal Government Act.

A penalty of 4% will be added to any 2019 taxes remaining unpaid after Jul.25/19

A penalty of 2% will be added to any taxes remaining unpaid after Dec. 31, 2019

NOTE: As per Bylaw 2017-06, a minimum levy amount of $400 per tax roll parcel is payable as a property tax for municipal purposes on titled vacant residential and non-residential properties and that farmland assessments are excluded from the $400 minimum property tax payable.

$0.00

This is Exhibit " F " referred to in the Affidavit of William Kostiw
Sworn before me this 24th day of July A.D., 20 19
Cynthia Icaron
A Notary Public, A Commissioner for Oaths in and for Alberta
Appointee # 06904684

Please see important property tax information at the back.

Municipal District
of Opportunity No.17
Box 60, Wabasca, Alberta T0G 2K0

REMITTANCE

ROLL NUMBER	NAME NUMBER	TAXATION YEAR	Assessment Date:
205346	CANA001	2019	Jun 24, 2019

DUE DATE	AMOUNT DUE	ENTER AMOUNT OF PAYMENT
Jul 25, 2019	$12,073.37	$

Canada North Camps Inc.
16903 - 129 Avenue NW
Edmonton AB T5V 1L2

IS YOUR NAME / ADDRESS CORRECT? If not, complete the back of this remittance in the space provided and return with your payment.

Return this remittance portion with your payment to above municipal address

"REPRINT"

COMBINED ASSESSMENT AND TAX NOTICE

Municipal District of Opportunity No.17
Box 50 Wabasca Alberta T0G 2K0
Phone: (780) 891-3778
Toll Free: 1-888-891-3778
Fax: (780) 891-4283

Canada North Camps Inc.
16903 - 129 Avenue NW
Edmonton AB T5V 1L2

ROLL NUMBER	NAME NUMBER	TAXATION YEAR	NOTICE OF ASSESSMENT DATE
205346	CANA001	2018	Jun 1, 2018

COPIES SENT TO:

DISTRICT

AB School Foundation Fund
Senior's Foundation

YOUR PROPERTY HAS BEEN ASSESSED AS INDICATED BELOW FOR THE TAXATION YEAR AS INDICATED. ALL COMPLAINTS TO THE ASSESSMENT REVIEW BOARD MUST BE RECEIVED IN WRITING SIXTY (60) DAYS AFTER THE ASSESSMENT NOTICE OR AMENDED NOTICE IS SENT TO THE ASSESSED PERSON. COMPLAINTS MUST BE RECEIVED ON OR PRIOR TO August 23, 2018

LEGAL DESCRIPTION AND ASSESSMENT

QTR-LSD / SEC / TWP / RGE / M	LOT / BLOCK / PLAN	OTHER	AREA (ACRES)
SE /26 /080 /25 /4	0001 /0002 /0325037	Tax Payment Agreement 2014	6.91000

ASSESSMENT CODE	LAND	BUILDINGS / IMPROVEMENTS	TOTAL ASSESSMENT
252 Vacant Commercial	$549,670		$549,670
TOTAL ASSESSMENT →	$549,670	$0	$549,670

MUNICIPAL TAXES

	MILLRATE	TAXES
Municipal - Non-Res	19.9575	$10,970.04
Seniors Lodges	0.0713	$39.19
Housing Mgmt Body	0.2102	$115.54
		$0.00
TOTAL MUNICIPAL TAXES (A)		$11,124.77

SCHOOL TAXES

	MILLRATE	TAXES
Public School - Non-Res	3.8002	$2,088.86
TOTAL SCHOOL TAXES (B)		$2,088.86

SCHOOL TAXES REPRESENT 15.80% OF YOUR 2018 TAXES.

CURRENT TAXES (A+B)	ADD PREVIOUS BALANCE	TOTAL TAX PAYABLE BEFORE Jul 3, 2018
$13,213.63	-$10,282.89	$2,930.74

School Support: Public 0% Separate 0% Undeclared 100%

Take notice that you have been assessed under the provisions of the Municipal Government Act for the above mentioned property. Taxes are now due and payable to the Municipal District of Opportunity No. 17. In the event of non-payment, the said taxes may be recovered as provided in the Municipal Government Act.

A penalty of 4% will be added to any 2019 taxes remaining unpaid after Jul.25/19 $0.00

A penalty of 2% will be added to any taxes remaining unpaid after Dec. 31, 2019

NOTE: As per Bylaw 2017-06, a minimum levy amount of $400 per tax roll parcel is payable as a property tax for municipal purposes on titled vacant residential and non-residential properties and that farmland assessments are excluded from the $400 minimum property tax payable.

Please see important property tax information at the back.

REMITTANCE

Municipal District of Opportunity No.17
Box 50, Wabasca, Alberta T0G 2K0

Canada North Camps Inc.
16903 - 129 Avenue NW
Edmonton AB T5V 1L2

ROLL NUMBER	NAME NUMBER	TAXATION YEAR	Assessment Date:
205346	CANA001	2018	Jun 1, 2018

DUE DATE	AMOUNT DUE	ENTER AMOUNT OF PAYMENT
Jul 3, 2018	$2,930.74	$

IS YOUR NAME / ADDRESS CORRECT? If not, complete the back of this remittance in the space provided and return with your payment.

Return this remittance portion with your payment to above municipal address.

Municipal District
of Opportunity No.17
Box 60 Wabasca Alberta T0G 2K0
Phone (780) 891-3778
Toll Free 1-888-891-3778
Fax (780) 891-4283

REPRINT

COMBINED ASSESSMENT AND TAX NOTICE

NOTICE OF ASSESSMENT DATE

ROLL NUMBER	NAME NUMBER	TAXATION YEAR	MAILING DATE
317659	CANA001	2019	Jun 24, 2019

COPIES SENT TO

Canada North Camps Inc.
16903 - 129 Avenue NW
Edmonton AB T5V 1L2

DISTRICTS

AB School Foundation Fund
Senior's Foundation

YOUR PROPERTY HAS BEEN ASSESSED AS INDICATED BELOW FOR THE TAXATION YEAR AS INDICATED. ALL COMPLAINTS TO THE ASSESSMENT REVIEW BOARD MUST BE RECEIVED IN WRITING SIXTY (60) DAYS AFTER THE ASSESSMENT NOTICE OR AMENDED NOTICE IS SENT TO THE ASSESSED PERSON. COMPLAINTS MUST BE RECEIVED ON OR PRIOR TO August 23, 2019

LEGAL DESCRIPTION AND ASSESSMENT

QTR LSD / SEC / TWP / RGE / M	LOT / BLOCK / PLAN	OTHER	AREA (ACRES)
SE /26 /080 /25 /4	0002 /0000 /9920455		5.05000

ASSESSMENT CODE	LAND	BUILDINGS / IMPROVEMENTS	TOTAL ASSESSMENT
202 Commercial Impr/Site			
TOTAL ASSESSMENT		$0	$0

MUNICIPAL TAXES

	MILLRATE	TAXES
Municipal - NR Comm&Ind	18.9575	$49,249.31
Seniors Lodges	0.0678	$176.14
		$0.00
TOTAL MUNICIPAL TAXES (A)		$49,425.45

SCHOOL TAXES

	MILLRATE	TAXES
Public School - Non-Res	3.7496	$9,741.01
TOTAL SCHOOL TAXES (B)		$9,741.01

SCHOOL TAXES REPRESENT 16.46% OF YOUR 2019 TAXES.

CURRENT TAXES (A+B)	ADD: PREVIOUS BALANCE	TOTAL TAX PAYABLE BEFORE Jul 25, 2019
$59,166.46	$18,659.99	$77,826.45

School Support: Public 0% Separate 0% Undeclared 100%

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Please see important property tax information at the back.

Municipal District
of Opportunity No.17
Box 60, Wabasca, Alberta T0G 2K0

REMITTANCE

ROLL NUMBER	NAME NUMBER	TAXATION YEAR	Assessment Date:
317659	CANA001	2019	Jun 24, 2019

Canada North Camps Inc.
16903 - 129 Avenue NW
Edmonton AB T5V 1L2

DUE DATE	AMOUNT DUE	ENTER AMOUNT OF PAYMENT
Jul 25, 2019	$77,826.45	$

IS YOUR NAME / ADDRESS CORRECT? If not, complete the back of this remittance in the space provided and return with your payment.

Return this remittance portion with your payment to above municipal address.

"REPRINT"

COMBINED ASSESSMENT AND TAX NOTICE

Municipal District of Opportunity No.17
Box 60 Wabasca, Alberta T0G 2K0
Phone (780) 891-3778
Toll Free 1-888-891-3778
Fax (780) 891-4283

NOTICE OF ASSESMENT DATE

ROLL NUMBER	NAME NUMBER	TAXATION YEAR	XXXXXXXXX
317659	CANA001	2018	Jun 1, 2018

COPIES SENT TO:

DISTRICTS

AB School Foundation Fund
Senior's Foundation

Canada North Camps Inc.
16903 - 129 Avenue NW
Edmonton AB T5V 1L2

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LEGAL DESCRIPTION AND ASSESSMENT

QTR LSD / SEC / TWP / RGE / M	LOT / BLOCK / PLAN	OTHER	AREA (ACRES)
SE /28 /080 /25 /4	0002 /0000 /9920455		5.05000

ASSESSMENT CODE	LAND	BUILDINGS /IMPROVEMENTS	TOTAL ASSESSMENT
202 Commercial Impr/Site			
TOTAL ASSESSMENT →		$0	$0

MUNICIPAL TAXES

	MILLRATE	TAXES
Municipal - Non-Res	19.9575	$51,847.19
Seniors Lodges	0.0713	$185.23
Housing Mgmt Body	0.2102	$546.07
		$0.00
TOTAL MUNICIPAL TAXES (A)		$52,578.49

SCHOOL TAXES

	MILLRATE	TAXES
Public School - Non-Res	3.8002	$9,872.46
TOTAL SCHOOL TAXES (B)		$9,872.46

SCHOOL TAXES REPRESENT 15.80% OF YOUR 2018 TAXES

CURRENT TAXES (A+B)	ADD: PREVIOUS BALANCE	TOTAL TAX PAYABLE BEFORE Jul 3, 2018
$62,450.95	-$44,828.00	$17,622.95

School Support: Public 0% Separate 0% Undeclared 100%

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Please see important property tax information at the back.

Municipal District of Opportunity No.17
Box 60, Wabasca, Alberta T0G 2K0

REMITTANCE

ROLL NUMBER	NAME NUMBER	TAXATION YEAR	XXXXXXXXX Assessment Date
317659	CANA001	2018	Jun 1, 2018

DUE DATE	AMOUNT DUE	ENTER AMOUNT OF PAYMENT
Jul 3, 2018	$17,622.95	$

Canada North Camps Inc.
16903 - 129 Avenue NW
Edmonton AB T5V 1L2

IS YOUR NAME / ADDRESS CORRECT? If not, complete the back of this remittance in the space provided and return with your payment.

Return this remittance portion with your payment to above municipal address

TAB G

This is Exhibit " G " referred to in the Affidavit of
William Kostiw
Sworn before me this 24th day
of July A.D., 20 19
Cynthia Taron
A Notary Public, A Commissioner for Oaths in and for Alberta

Cynthia Maureen Taron
A Commissioner for Oaths
in and for the Province of Alberta
My Appointment expires April 1 2022
M.D of Opportunity #17
Appointee # 0890484

Alberta Government

Guide to Property Assessment and Taxation in Alberta

Alberta Municipal Affairs

Chapter 2

Property assessment valuation standards in Alberta

This chapter describes the two valuation standards that are used to value property for assessment and property taxation purposes in Alberta—the market value standard and the regulated standard.

Topics include:

- Definition of market value
- How market value is determined
- Properties that are assessed with regulated rates and procedures
- How regulated values are determined

Market value standard

The market value standard is used to determine the assessed values for the majority of properties in Alberta.

Market value is the price a property might reasonably be expected to sell for if sold by a willing seller to a willing buyer after appropriate time and exposure in an open market.
Key characteristics of market value are:

- It is the most probable price, not the highest, lowest, or average price.
- It is expressed in terms of a dollar value.
- It assumes a transaction between unrelated parties in the open market.
- It assumes a willing buyer and a willing seller, with no advantage being taken by either party.
- It recognizes the present use and potential use of the property.

Sometimes the market value assessment of a property is assumed to be the sale price of an individual property. It is important to note that a market value assessment may not be the sale price. The sale price is an historical fact.

The sale price is the amount the purchaser agrees to pay and the seller agrees to accept under the circumstances surrounding the sale.

A sale price might not equal market value for any of the following reasons:

- The sale might not have occurred in the assessment year or the date on which the property was valued.
- The purchaser might not have been aware that similar properties were selling for more or less than the price for which the property was purchased.
- The buyer or seller may have been unduly motivated (for example, transferred to another city, needed to sell property as part of a divorce settlement, etc.).
- The sale may have involved a trade, partial interest, special financing, personal property, or assumed leases.

Assessors gather information on ranges of sale prices in the marketplace. This statistical data is used as part of the process for calculating market value assessments.

Sale price information helps to develop market value assessments. Assessments are calculated by analyzing the range of sale prices of groups of similar properties at a specific point in time. Several sales of similar properties are compared to determine typical market values of specific types of properties that have similar characteristics.

How Market Value is Determined

TABLE 2.1 THE THREE APPROACHES TO VALUE

Sales comparison approach	Compare sales prices of similar properties to the property being assessed
Cost approach	Market value of land + (cost of improvements – depreciation) = value of property
Income approach	Estimate what a potential purchaser would pay for a property given its expected rate of return (i.e. income-producing potential)

There are three approaches to determine the market value assessment of a property: the sales comparison approach; the cost approach; and the income approach. One or more of these approaches is used to arrive at a property's assessed value using the market value standard. The following sections outline each approach, and the types of properties each is best suited to.

Sales comparison approach
This approach is based on the theory that the market value of a property is directly related to the sale price of similar properties. When property types are similar, the sales comparison approach provides an indication of market value. This approach is best suited to residential properties and other types of property that sell frequently.

Cost approach
The cost approach is used when the property being valued is new or nearly new, in situations where few comparable sales are available, or when the improvements are unique or specialized.

The cost approach is based on the assumption that a purchaser would not pay any more to purchase a property than it would cost to buy the land and then rebuild the same improvements. An improvement is a building or structure so affixed to the land that it does not require special mention in a transfer document.
Values for properties that are assessed using the cost approach are determined by using the following formula:

Market value of land + (cost of improvements
– improvement depreciation) = total value of property

The assessor first determines the market value for the land. The cost of constructing the improvements is then added to the land value. Once the costs of the improvements have been determined, the assessor makes a deduction for depreciation of the improvement. Depreciation is a loss in value due to any reason. This includes normal wear and tear or a change in needs or style of a building.

Depreciation must be subtracted from the cost of the improvements to accurately value the improvements in their current condition.

Income approach
The theory behind this approach is that income-producing properties are bought and sold based on their income-earning potential. This approach is used to assess the value of rental properties, such as apartment buildings or rental office buildings.

Regulated standard
Some types of properties are difficult to assess using a market value assessment standard because:

- They seldom trade in the marketplace. When they do trade, the sale price usually includes non-assessable items that are difficult to separate from the sale price.
- They cross municipalities and municipal boundaries.
- They are of a unique nature.

Municipal Affairs prescribes rates and procedures to assess these types of properties, which are referred to as "regulated property". Rates and procedures are determined by what a type of property is used for, its activity, or its production capability.

Regulated property includes:

- Farmland
- Machinery and equipment
- Designated Industrial Property, including linear property, railway, and major industrial plants

Farmland

Farmland is assessed on the basis of its productive value for agricultural use. There are four classifications for agricultural use – dry arable land, dry pasture land, irrigated arable land, and woodlot.

Productive value means the ability of the land to produce income from the growing of crops or other horticultural products and/or the raising of livestock. The productive value of farmland is determined using a process that sets a value for the best soils, and then makes adjustments for less-than-optimum conditions such as climatic influences, the presence of stones, sloughs and other impediments to production, topography, etc.. A woodlot operation requires an approved woodland management plan.

When land is no longer used for farming operations, such as when the top soil has been removed in preparation for future development, the land will become assessable at market value.

Machinery and Equipment

Machinery and equipment includes a broad range of items used in manufacturing, processing and other industrial facilities, such as tanks, mixers, separators, fuel gas scrubbers, compressors, pumps, chemical injectors, and metering and analysis equipment.

Machinery and equipment is used in conjunction with properties such as meat processing plants, refineries, chemical plants, pulp and paper plants, and oil sands plants. Most machinery and equipment is assessed by the municipal assessor; however, machinery and equipment that is part of designated industrial property is assessed by the provincial assessor.

Designated Industrial Property

Designated industrial property includes linear property, railway, and specific major plants. The definition of designated industrial (DI) properties can be found in the MGA section 284 (f.01).

Linear properties have distribution lines or other facilities, and may cross municipal boundaries.

Linear property includes:

- Pipelines to transport petroleum products
- Electric power systems (generation, transmission, and distribution facilities)
- Telecommunication systems (including cellular telephone systems)
- Cable television systems
- Railway property
- Oil and gas wells

Assessment of these property types is carried out separately by the province.

The provincial assessor's assessment must reflect the specifications and characteristics for these regulated properties and the valuation standard, as outlined in the regulations.

TAB H

Assessment Summary

Year of General Assessment: 2017

Roll: 205346
Legal: 0325037 2 1 SE-26-80-25-4
Address:

Land Area: 6.92 Acres
Subdivision: WABASCA-DESMARAIS
Zoning: HG-Hamlet Gen. Dist.

Actual Use: Vacant Commercial / Unspecified

Market Land Valuation	Site Area: 6.92 Acres	Asmt	Code	Assessment
		252	100%	549,670

Assessment Totals

Tax Status		Code	Description	Assessment
T	TF CN	252	* Vacant Commercial	549,670
			Grand Totals For 2017	**549,670**

This is Exhibit " H " referred to in the Affidavit of
William Kostiw
Sworn before me this 24th day
of July A.D., 20 19
Cynthia Taron
A Notary Public, A Commissioner for Oaths in and for Alberta

Cynthia Maureen Taron
A Commissioner for Oaths
in and for the Province of Alberta
My Appointment expires April 1 2022
M.D of Opportunity #17
Appointee # 0690484

Printed on 02/21/2018 03:23:43 PM by TROY M.D. of Opportunity

Assessment Summary

Year of General Assessment: 2017

Roll: 317659
Legal: 9920455 2 SE-26-80-25-4
Address: 1241 Industrial Drive

Land Area: 5.07 Acres
Subdivision: WABASCA-DESMARAIS
Zoning: HG-Hamlet Gen. Dist.

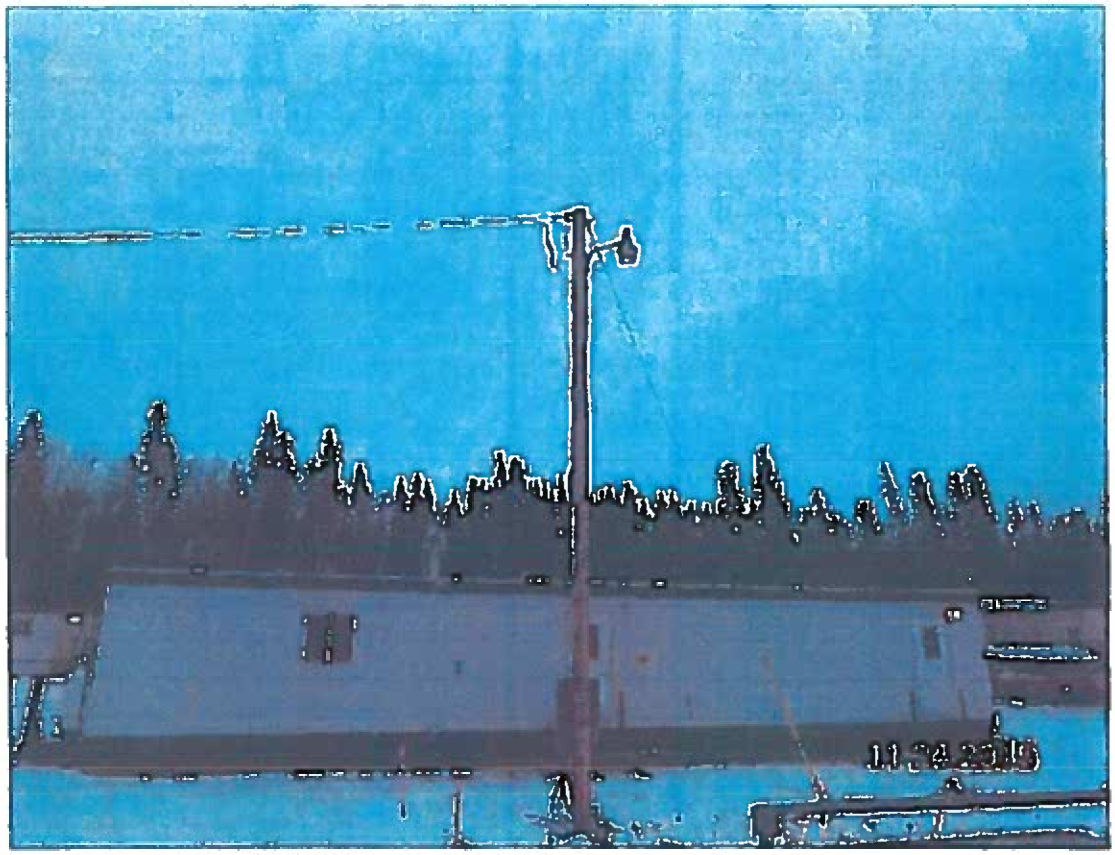
Actual Use: Improved Commercial / Lodging / Hotel

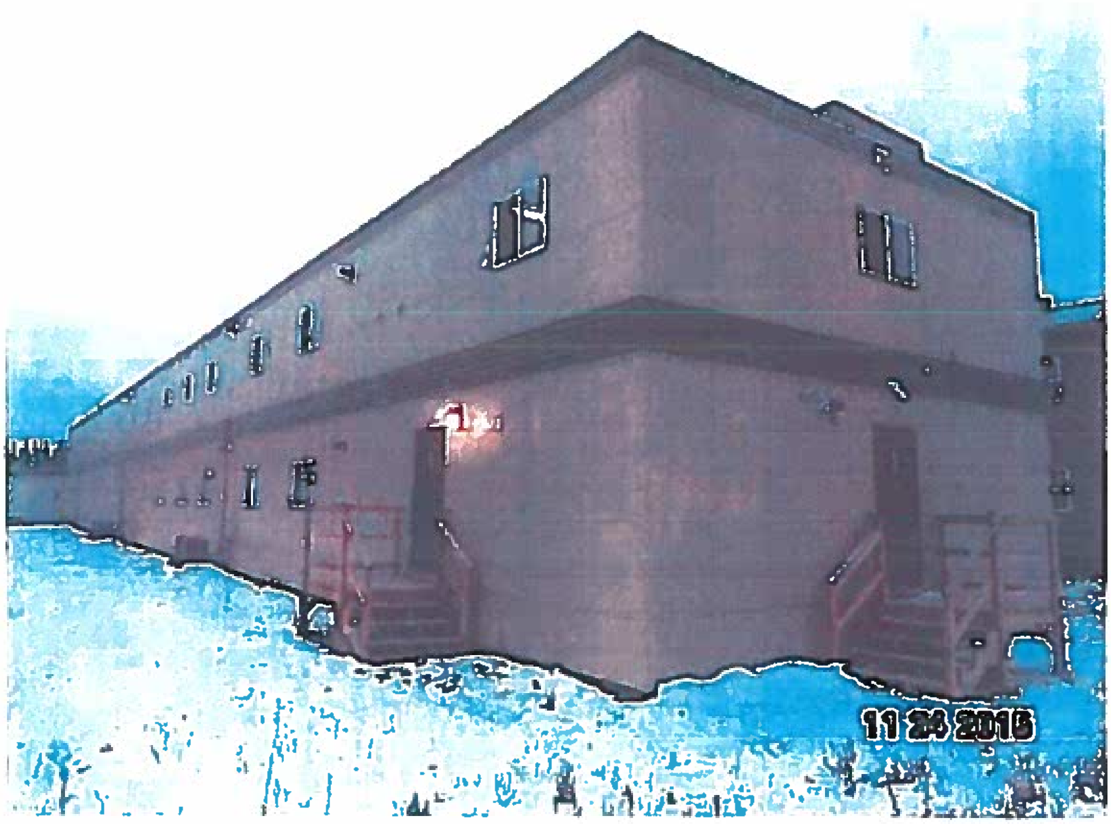
Income Valuation

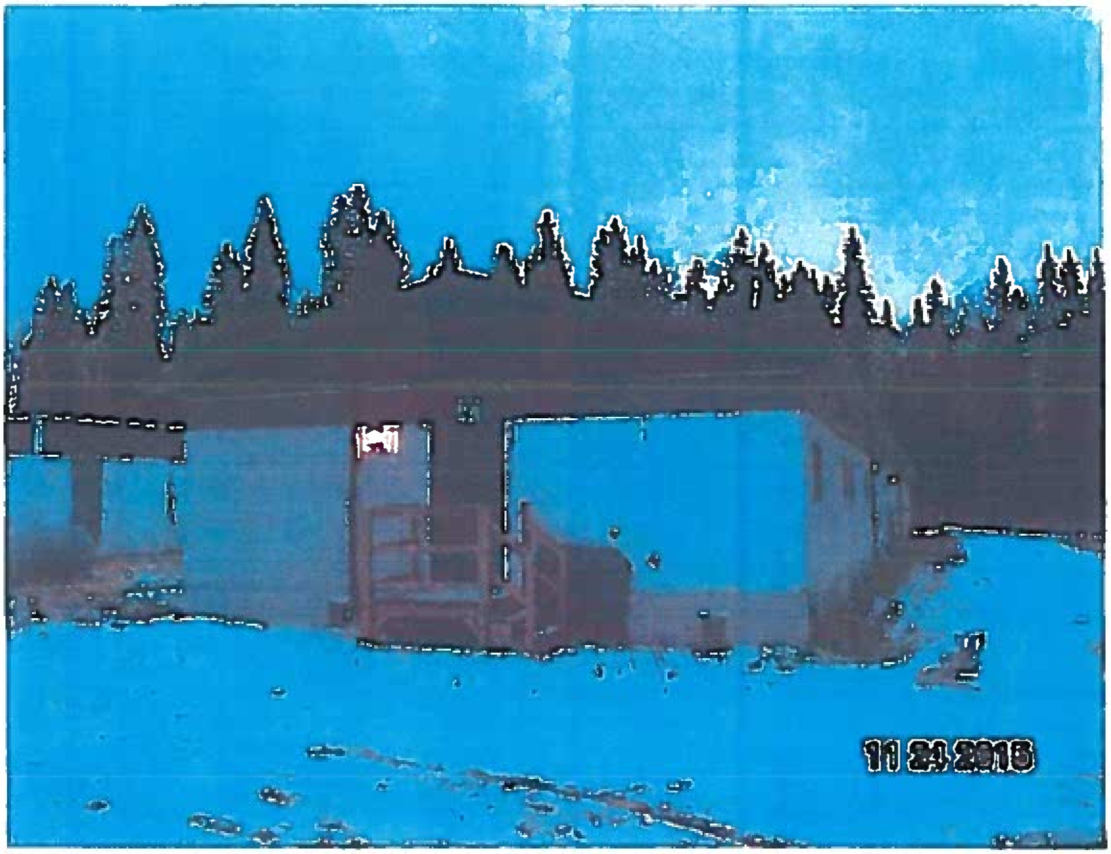
IncomeID	Location	Property Type	Asmt	Code	Assessment
238002825	Wabasca	Open Camp	202	100%	2,597,880

Assessment Totals

Tax Status		Code	Description	Assessment
T	TF CN	202	* Comml Imp/Site	2,597,880
			Grand Totals For 2017	2,597,880




11 24 2016


11 24 2015

Summary Report

Year of General Assessment: 2018

Roll: 205346
Legal: 0325037 2 1 SE-26-80-25-4

Description:
Address: Subdivision WABASCA DESMARAIS
Zoning: HG Hamlet Gen. Dist.
Actual Use: Primary: C00000
Market Loc: 1007 Wabasca-Desmarais Assbl. Land Area 6.92 Acres
Econ Zone: Wabasca
Assbl Party: C Corporation
Owner: CANADA NORTH CAMPS INC.
16903 - 129 Avenue NW
Edmonton AB T5V 1L2

Market Value Land

LandID	Base Code	Site Area	Services	Location Adj.	Asmt	Code	Value
250000325	42 General Comm/Indust	6.92 Acres	15%	100%	252	100%	392,930

Assessment Totals

Tax Status	Code	Description	Land	Improvement	Other	Assessment
T	252	* Vacant Commercial	392,930	0	0	392,930
		Grand Totals:	392,930	0	0	392,930

Narratives

997 08/16/2012 Permit Inspected 12-DP-168-42x60 quanset-$70,500, not completed

Inspections

Visual Exterior	09/21/2016	MEADOWS, Kris	2016 Global Inspection - No change
Visual Exterior	11/24/2015	BIRTLES, Troy	No change
Visual Exterior	11/20/2014	MEADOWS, Kris	2014 Annual Inspection - No change

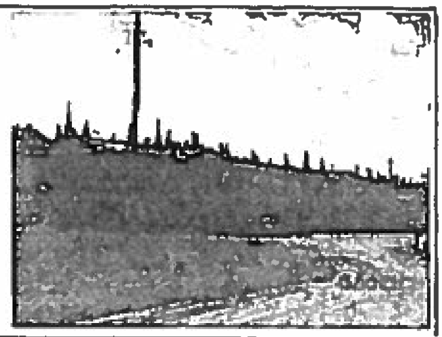
Sales

Date	Asmt	Price	Adj. Price	Sale Code	Type	Ratio	CofT
10/07/2003	$388,430	$6,654	$15,450	89 *Require Confirmatio	Vacant	999%	032380360

Summary Report

Year of General Assessment: 2018

Roll: 317659
Legal: 9920455 2 SE-26-80-25-4



Description	Canada North Camp		
Address	1241 Industrial Drive	Subdivision:	WABASCA-DESMARAIS
Zoning:	HG-Hamlet Gen. Dist.	Prop Type:	Motel
Actual Use:	Primary: C10202		
Market Loc	1007 Wabasca Desmarais	Assbl. Land Area:	5.07 Acres
Econ.Zone:	Wabasca		
Assbl.Party:	C Corporation		
Owner	CANADA NORTH CAMPS INC. 16903 - 129 Avenue NW Edmonton AB T5V 1L2		

Income Valuation

IncomeID	Location	Property Type	Quality	Valuation	Asmt	Code	Value
238002825	Wabasca	Open Camp	Standard	2,597,880	202	100%	2,597,880

Assessment Totals

Tax Status	Code	Description	Land	Improvement	Other	Assessment
T	202	* Comml Imp/Site	0	0	2,597,880	2,597,880
		Grand Totals:	0	0	2,597,880	2,597,880

Narratives

80	11/06/2011	Number of Units	November 2008 - 780-891-3391 241 man camp $175/man plus GST includes meals.
820	06/25/2013	Non Res NI Info	Hotel/Motel
997	11/18/2011	Permit Inspected	11-DP-099-Renovations-$2,200,000
997	10/01/2015	Permit Inspected	15-DP-090-Addition of 12x60 office trailer to existing camp-$15,000

Inspections

Visual Exterior	09/21/2016	MEADOWS, Kris	2016 Global Inspection - No change
Outside Complete	11/24/2015	BIRTLES, Troy	Added 12x60 870, removed wing 3 and 4 and staff accommodations.
Visual Exterior	11/20/2013	BIRTLES, Troy	No Change

Revsions

MGA305(1)	11/26/2001	MCKINNON, Jeff	Added rec room, new sleepers, residence
MGA305(1)	10/10/2000	MATTHEWS, Ben	2000 Supplementary

Sales

Date	Asmt	Price	Adj. Price	Sale Code	Type	Ratio	
09/01/1999	$320,400	$50,000	$50,000	39 Require Confirmation	Vacant	641%	992277321
03/01/1999	$320,400	$45,000	$45,000	2 Good sale	Vacant	712%	992075251
01/01/1999	$320,400	$7,500	$10,000	56 *Vendor:Municipality	Vacant	999%	992025187

Supplementary Effective Date: 11/15/2007

Notes 232 rooms average $135/unit includes $45/unit for meals.
100% occupied from Dec 15 to Mar 15, 10% occupancy for the rest of the year.
Average 40% occupancy for the entire year.

TAB I

NOTICE OF ASSIGNMENT

Reference is hereby made to that certain Lease Agreement No. CCB9489A-006 dated as of April 24th, 2014 (the "Lease Agreement"), between Element Financial Corporation ("Assignor") and Canada North Camps Inc. & Paul William McCracken & Shayne Lewis Dion McCracken ("Customer"); and those certain Guarantees each dated as of April 24th, 2014 (the "Guarantees"), by 1371047 Alberta Ltd & Canada North Group Inc. ("Guarantors") in favor of Assignor.

Assignor hereby gives Customer and Guarantors notice that, effective as of September 2, 2014 (the "Effective Date") Assignor has sold and assigned to Pacific & Western Bank of Canada ("Assignee"), whose offices are at 140 Fullarton Street, Suite 2002, London, Ontario, N6A 5P2, all right, title, interest and obligations of Assignor to the extent accruing on or after the Effective Date in and to: (a) the Lease Agreement (b) together with the Guarantees and all schedules, exhibits, instruments, certificates and other agreements executed in connection therewith, in each case solely to the extent related to the Lease Agreement (collectively, the "Lease Documents"), and (c) the equipment described in the Lease Documents (the "Equipment").

From and after the date of this Notice, all payments and other sums now or hereafter becoming due pursuant to the Lease Documents or with respect to the Equipment shall be paid to Assignor as agent for Assignee and upon receipt of notice from Assignee of the termination of such agency to Assignee as directed in Assignee's invoices; and Guarantors agree to make payment of any and all monies now or hereafter becoming due under the Guarantees (solely to the extent related to the Lease Agreement) to Assignor as agent for Assignee and upon receipt of notice from Assignee of the termination of such agency to Assignee as directed in writing by Assignee.

Date at Toronto this 2nd day of September 2014.

ELEMENT FINANCIAL CORPORATION

By: Ben Hyatt
Name: Ben Hyatt
Title: VP Operations

This is Exhibit " I " referred to in the Affidavit of
William Kostiw
Sworn before me this 24th day
of July A.D., 20 19
Cynthia Taron
A Notary Public, A Commissioner for Oaths in and for Alberta

Cynthia Maureen Taron
A Commissioner for Oaths
in and for the Province of Alberta
My Appointment expires April 1 2022
M.D. of Opportunity #17
Appointee # 0690484

element

LEASE AGREEMENT

161 Bay Street, Suite 4600, PO Box 621, Toronto, ON M5J 2S1 Phone: (416)-386-1067 Fax: (888)-772-8129

LESSEE INFORMATION

Lessee's Full and Legal Name	Lease No.
CANADA NORTH CAMPS INC. and PAUL WILLIAM MCCRACKEN and SHAYNE LEWIS DION MCCRACKEN	CCB9489A-006

Lessee Address (Head Office)
14238 134 Ave. NW Edmonton, Alberta T3L 5V8

LEASE DETAILS

Equipment Location Address (If different from Lessee Address)
1/4SW-S-80-25-W5 Wabasca, Alberta

VENDOR NAME

Campcorp Canada

EQUIPMENT DESCRIPTION

No.	New /Used	Year	Manufacturer	Model	Description	Serial Number
See attached Schedule "A"						

START DATE	TERM	# RENTALS	RENTAL PAYMENT (PLUS APPLICABLE TAXES)
04/24/2014	48	1	$100,000.00
06/01/2014		48	$21,694.74

PURCHASE OPTION

Early Purchase Option

☐ The end of the Term's ____ calendar month for $________ (plus applicable taxes).

END OF TERM PURCHASE OPTION

☐ Fair Market Value (plus applicable taxes)

☒ $1.00 (plus applicable taxes)

LEASE ACCEPTANCE

This Lease shall not become binding upon Lessor until accepted as follows:

Lessor: ELEMENT FINANCIAL CORPORATION

Authorized Signature: [signature]
Executed as Lessor by: Ben Hoff VP Operations

Date of Lessor's Acceptance: Apr 28 2014

PRE-AUTHORIZED PAYMENT PLAN CONSENT

I hereby authorize Lessor to debit my bank account noted on the attached void cheque ("Lessee's Account") for the purpose of paying all regularly scheduled payments and all other amounts due to Lessor under the terms of this Lease, including amounts owing in the event of Default. I may revoke this authorization subject to providing Lessor with 30 days' prior written notice. I understand that I may contact my financial institution or visit www.cdnpay.ca to obtain a sample cancellation form or for more information on my right to cancel this authorization. Any cancellation of this authorization applies only to the method of payment between Lessee and Lessor and has no effect whatsoever on any other provision of this Lease.

ATTACH VOID CHEQUE Signature: [signature]

THE UNDERSIGNED ACKNOWLEDGES HAVING READ THE ENTIRE LEASE AGREEMENT AND ACCEPTS THE TERMS AND CONDITIONS INCLUDING THOSE ON PAGE 2 HEREOF. EACH OF THE UNDERSIGNED AFFIRMS THAT THEY ARE DULY AUTHORIZED TO EXECUTE THIS LEASE AGREEMENT ON BEHALF OF LESSEE. DATED Apr 28, 2014

Lessee's Full Legal Name: CANADA NORTH CAMPS INC.	Lessee's Full Legal Name: PAUL WILLIAM MCCRACKEN	Lessee's Full Legal Name: SHAYNE LEWIS DION MCCRACKEN
Signature: [signature]	Signature: [signature]	Signature: [signature]
Name: Paul William McCracken	Name: Paul William McCracken	Name: Shayne Lewis Dion McCracken
Title: Director	Title: Individual	Title: Individual

Initial: [initials]

element

LEASE AGREEMENT

161 Bay Street, Suite 4400, PO Box 631, Toronto, ON M5J 2S1 Phone: (416)-366-7087 Fax: (888)-772-8129

element

LEASE AGREEMENT

161 Bay Street, Suite 4600, PO Box 621, Toronto, ON M5J 2S1 Phone: (416)-386-1067 Fax: (888)-772-8129

Initial

element

SCHEDULE "A" EQUIPMENT DESCRIPTION

161 Bay Street, Suite 4600, PO Box 621, Toronto, ON M5J 2S1 Phone: (416)-386-1067 Fax: (888)-772-8129

Attached to and forming part of Lease or Loan Agreement No. CCB9489A-006 dated Ap 24, 2017 between CANADA NORTH CAMPS INC. and PAUL WILLIAM MCCRACKEN and SHAYNE LEWIS DION MCCRACKEN as Lessee or Obligor and ELEMENT FINANCIAL CORPORATION.

EQUIPMENT DESCRIPTION

No.	New/Used	Year	Manufacturer	Model	Description	Serial Number
1	New	2013	Campcorp	Skidded	6 Unit 30 Man Dorm	FXWB201308002
1	New	2013	Campcorp	Skidded	6 Unit 30 Man Dorm	FXWB201308003
1	New	2013	Campcorp	Skidded	6 Unit 30 Man Dorm	FXWB201308004
1	New	2013	Campcorp	Skidded	6 Unit 30 Man Dorm	FXWB201308006
1	New	2013	Campcorp	Skidded	6 Unit 30 Man Dorm	FXWB201308007
1	New	2013	Campcorp	Skidded	6 Unit 30 Man Dorm	FXWB201308008
1	New	2013	Campcorp	Skidded	Staircase Unit	FXWB201308001
1	New	2013	Campcorp	Skidded	Staircase Unit	FXWB201308005

Lessee's Full Legal Name: CANADA NORTH CAMPS INC.	Lessee's Full Legal Name: PAUL WILLIAM MCCRACKEN	Lessee's Full Legal Name: SHAYNE LEWIS DION MCCRACKEN
Signature:	Signature:	Signature:
Name: Paul William McCracken	Name: Paul William McCracken	Name: Shayne Lewis Dion McCracken
Title: Director	Title: Individual	Title: Individual

ECN CAPITAL

CONTRACT AMENDING AGREEMENT

4 Robert Speck Parkway, Suite 900, Mississauga, ON L4Z 1S1 Phone: (905)-366-2142 Fax: (866)-797-8488

This Contract Amending Agreement is attached to and forms an integral part of your Lease Agreement.

Lease Agreement No. CC89489A-006 dated April 29th, 2014 between ECN BUSINESS MANAGEMENT INC. successor in interest to ELEMENT FINANCIAL CORPORATION, and CANADA NORTH CAMPS INC. and PAUL WILLIAM MCCRACKEN and SHAYNE LEWIS DION MCCRACKEN, (the "Contract") is amended as follows:

FROM:

START DATE	TERM	# RENTALS	RENTAL PAYMENT (Plus Applicable Taxes)
04/24/2014	49	1	$100,000.00
06/01/2014		48	$21,694.74

TO:

START DATE	TERM	# RENTALS	RENTAL PAYMENT (Plus Applicable Taxes)
04/24/2014	52	1	$100,000.00
06/01/2014		28	$21,694.74
10/01/2016		3	$2,500.00
01/01/2017		20	$21,694.74

The End of Term Purchase Option of $1.00 (plus applicable taxes) will be due on 09/01/2018.

All other terms and conditions of the Contract shall remain in full force and effect unamended.

Dated this 1 day of November, 2016.

ECN BUSINESS MANAGEMENT INC

Signature: ________

Name: Ben Wyett

Title: Vice President Operations

PAUL WILLIAM MCCRACKEN

Signature: [signature]

Name: PAUL WILLIAM MCCRACKEN

Title: Individual

CANADA NORTH CAMPS INC.

Signature: [signature]

Name: PAUL WILLIAM MCCRACKEN

Title: Director

SHAYNE LEWIS DION MCCRACKEN

Signature: [signature]

Name: SHAYNE LEWIS DION MCCRACKEN

Title: Individual

NOTICE OF ASSIGNMENT

Reference is hereby made to that certain Lease Agreement No. CCB9489A-007 dated as of April 24th, 2014 (the "Lease Agreement"), between Element Financial Corporation ("Assignor") and Canada North Camps Inc. & Paul William McCracken & Sheyne Lewis Dion McCracken ("Customer"); and those certain Guarantees each dated as of April 24th, 2014 (the "Guarantees"), by 1371047 Alberta Ltd & Canada North Group Inc. ("Guarantors") in favor of Assignor.

Assignor hereby gives Customer and Guarantors notice that, effective as of September 2, 2014 (the "Effective Date") Assignor has sold and assigned to Pacific & Western Bank of Canada ("Assignee"), whose offices are at 140 Fullarton Street, Suite 2002, London, Ontario, N6A 5P2, all right, title, interest and obligations of Assignor to the extent accruing on or after the Effective Date in and to: (a) the Lease Agreement (b) together with the Guarantees and all schedules, exhibits, instruments, certificates and other agreements executed in connection therewith, in each case solely to the extent related to the Lease Agreement (collectively, the "Lease Documents"), and (c) the equipment described in the Lease Documents (the "Equipment").

From and after the date of this Notice, all payments and other sums now or hereafter becoming due pursuant to the Lease Documents or with respect to the Equipment shall be paid to Assignor as agent for Assignee and upon receipt of notice from Assignee of the termination of such agency to Assignee as directed in Assignee's invoices; and Guarantors agree to make payment of any and all monies now or hereafter becoming due under the Guarantees (solely to the extent related to the Lease Agreement) to Assignor as agent for Assignee and upon receipt of notice from Assignee of the termination of such agency to Assignee as directed in writing by Assignee.

Date at Toronto this 2nd day of September 2014.

ELEMENT FINANCIAL CORPORATION

By: [signature]
Name: [signature]
Title: VP Operations

element

LEASE AGREEMENT

161 Bay Street, Suite 4600, PO Box 621, Toronto, ON M5J 2S1 Phone: (416)-386-1067 Fax: (888)-772-8129

LESSEE INFORMATION

Lessee's Full and Legal Name	Lease No.
CANADA NORTH CAMPS INC. and PAUL WILLIAM MCCRACKEN and SHAYNE LEWIS DION MCCRACKEN	CC89489A-007

Lessee Address (Head Office)
14238 134 Ave. NW, Edmonton, Alberta T5L 5V8

LEASE DETAILS

Equipment Location Address (if different from Lessee Address)
1/4SW-5 80-25-W5 Wabasca, Alberta

VENDOR NAME

Campcorp Canada

EQUIPMENT DESCRIPTION

No.	New /Used	Year	Manufacturer	Model	Description	Serial Number
See attached schedule "A"						

START DATE	TERM	# RENTALS	RENTAL PAYMENT (PLUS APPLICABLE TAXES)
04/24/2014	49	1	$100,000.00
06/01/2014		48	$21,694.47

PURCHASE OPTION

Early Purchase Option

☐ The end of the Term's ____ calendar month for $__________ (plus applicable taxes).

END OF TERM PURCHASE OPTION

☐ Fair Market Value (plus applicable taxes)

☒ $1.00 (plus applicable taxes)

LEASE ACCEPTANCE

This Lease shall not become binding upon Lessor until accepted as follows:

Lessor: ELEMENT FINANCIAL CORPORATION

Authorised Signature: [signature]
Executed As Lessor By: [signature] VP Operations

Date of Lessor's Acceptance: Apr 24, 2014

PRE-AUTHORIZED PAYMENT PLAN CONSENT

I hereby authorize Lessor to debit my bank account noted on the attached void cheque ("Lessee's Account") for the purpose of paying all regularly scheduled payments and all other amounts due to Lessor under the terms of this Lease, including amounts owing in the event of Default. I may revoke this authorization subject to providing Lessor with 30 days' prior written notice. I understand that I may contact my financial institution or visit www.cdnpay.ca to obtain a sample cancellation form or for more information on my right to cancel this authorization. Any cancellation of this authorization applies only to the method of payment between Lessee and Lessor and has no effect whatsoever on any other provision of this Lease.

ATTACH VOID CHEQUE Signature: [signature]

THE UNDERSIGNED ACKNOWLEDGES HAVING READ THE ENTIRE LEASE AGREEMENT AND ACCEPTS THE TERMS AND CONDITIONS INCLUDING THOSE ON PAGE(2) & (3) HEREOF. EACH OF THE UNDERSIGNED AFFIRMS THAT THEY ARE DULY AUTHORIZED TO EXECUTE THIS LEASE AGREEMENT ON BEHALF OF LESSEE, DATED Apr 24, 2014

Lessee's Full Legal Name: CANADA NORTH CAMPS INC.	Lessee's Full Legal Name: PAUL WILLIAM MCCRACKEN	Lessee's Full Legal Name: SHAYNE LEWIS DION MCCRACKEN
Signature: [signature]	Signature: [signature]	Signature: [signature]
Name: Paul William McCracken	Name: Paul William McCracken	Name: Shayne Lewis Dion McCracken
Title: Director	Title: Individual	Title: Individual

Initial [initials]

element

LEASE AGREEMENT

161 Bay Street, Suite 4600, PO Box 621, Toronto, ON M5J 2S1 Phone: [illegible] Fax: [illegible]

[illegible]

Initials: ________

element

LEASE AGREEMENT

161 Bay Street, Suite [illegible], PO Box [illegible], Toronto, ON [illegible]
Phone: [illegible] Fax: [illegible]

[illegible]

Initials: [illegible]

element

SCHEDULE "A" EQUIPMENT DESCRIPTION

161 Bay Street, Suite 4100, PO Box 621, Toronto, ON M5J 2S1 Phone: (416)-386-1067 Fax: (888)-772-8129

Attached to and forming part of Lease or Loan Agreement No. CC89489A-007 dated Apr 24, 2018 between CANADA NORTH CAMPS INC. and PAUL WILLIAM MCCRACKEN and SHAYNE LEWIS DION MCCRACKEN as Lessee or Obligor and ELEMENT FINANCIAL CORPORATION.

EQUIPMENT DESCRIPTION						
No.	New/Used	Year	Manufacturer	Model	Description	Serial Number
1	New	2013	CampCorp	Skidded	6 Unit 30 Man Dorm	FXW8201308010
1	New	2013	Campcorp	Skidded	6 unit 30 Man Dorm	FXW8201308011
1	New	2013	Campcorp	Skidded	6 unit 30 Man Dorm	FXW8201308012
1	New	2013	Campcorp	Skidded	6 unit 30 Man Dorm	FXW8201308014
1	New	2013	Campcorp	Skidded	6 unit 30 Man Dorm	FXW8201308015
1	New	2013	Campcorp	Skidded	6 unit 30 Man Dorm	FXW8201308016
1	New	2013	Campcorp	Skidded	Staircase Unit	FXW8201308009
1	New	2013	Campcorp	Skidded	Staircase Unit	FXW8201308013

Lessee's Full Legal Name: CANADA NORTH CAMPS INC.	Lessee's Full Legal Name: PAUL WILLIAM MCCRACKEN	Lessee's Full Legal Name: SHAYNE LEWIS DION MCCRACKEN
Signature:	Signature:	Signature:
Name: Paul William McCracken	Name: Paul William McCracken	Name: Shayne Lewis Dion McCracken
Title: Director	Title: Individual	Title: Individual

ECN CAPITAL — CONTRACT AMENDING AGREEMENT

1 Robert Speck Parkway, Suite 900, Mississauga, ON L4Z 3S1 Phone: (905) 366-2142 Fax: (866)-797-8483

This Contract Amending Agreement is attached to and forms an integral part of your Lease Agreement.

Lease Agreement No. CCB9489A-007 dated April 29th, 2014 between ECN BUSINESS MANAGEMENT INC, successor in interest to ELEMENT FINANCIAL CORPORATION, and CANADA NORTH CAMPS INC. and PAUL WILLIAM MCCRACKEN and SHAYNE LEWIS DION MCCRACKEN, (the "Contract") is amended as follows:

FROM:

START DATE	TERM	# RENTALS	RENTAL PAYMENT (Plus Applicable Taxes)
04/24/2014	49	1	$100,000.00
06/01/2014		48	$21,694.74

TO:

START DATE	TERM	# RENTALS	RENTAL PAYMENT (Plus Applicable Taxes)
04/24/2014		1	$100,000.00
06/01/2014	52	28	$21,694.74
10/01/2016		3	$2,500.00
01/01/2017		20	$21,694.74

The End of Term Purchase Option of $1.00 plus applicable taxes will be due on 09/01/2018.

All other terms and conditions of the Contract shall remain in full force and effect unamended.

Dated this 4 day of November, 2016.

ECN BUSINESS MANAGEMENT INC

Signature: ______________________

Name: Ben Wyett

Title: Vice President Operations

PAUL WILLIAM MCCRACKEN

Signature: ______________________

Name: PAUL WILLIAM MCCRACKEN

Title: Individual

CANADA NORTH CAMPS INC.

Signature: ______________________

Name: PAUL WILLIAM MCCRACKEN

Title: Director

SHAYNE LEWIS DION MCCRACKEN

Signature: ______________________

Name: SHAYNE LEWIS DION MCCRACKEN

Title: Individual

TAB J

System: 7/03/19   1:02:31 PM
User: MARLENE

MD Of Opportunity
Tax Roll Trial Balance

All Roll #'s
From Customer CANA001 to CANA001
All Tax Classes

All Balances
All Roll Statuses

Roll #	Name	>= 2019	2018	2017	2016	<= 2015	Total	Class
205346	Canada North Camps Inc.	$9.010.20	$3.063.17	$0.00	$0.00	$0.00	$12.073.37	NONRS
317659	Canada North Camps Inc.	$59.532.34	$18.294.11	$0.00	$0.00	$0.00	$77.826.45	NONRS
Report Total:		$68.542.54	$21.357.28	$0.00	$0.00	$0.00	$89.899.82	

Total number of Rolls: 2

This is Exhibit " I " referred to in the
Affidavit of
William Kostiw
Sworn before me this 24th day
of July A.D., 20 19
Cynthia Taron
A Notary Public, A Commissioner for Oaths
in and for Alberta

Cynthia Maureen Taron
A Commissioner for Oaths
In and for the Province of Alberta
My Appointment expires April 1 2022
M.D of Opportunity #17
Appointee # 0690484

TAB K

THE MUNICIPAL DISTRICT OF OPPORTUNITY NO. 17, Alberta

BYLAW 2012 – 07

Being a Bylaw of the Municipal District of Opportunity No. 17 in the Province of Alberta for the purpose of imposing and collecting penalties on unpaid taxes.

WHEREAS, the Municipal Government Act, Chapter M-26.1 of the Revised Statutes of Alberta 1994, and amendments thereto, has through Part 9 (Assessment) and Part 10 (Taxation), delegated to municipality has the power to raise revenue through property taxes; and

WHEREAS, Section 332 of the Municipal Government Act deems taxes to have been imposed January 1st, and

WHEREAS, Section 344, 345 and 346 of the Municipal Government Act provides for imposing and defining penalties, now

THEREFORE BE IT RESOLVED, that pursuant to provisions contained in the Municipal Government Act the Council of the Municipal District of Opportunity No. 17, duly assembled, hereby adopts the following:

1. That current taxes levied shall be due and payable not less than 30 days from the mailing date indicated on the tax notices.

2 Current taxes not paid by the due date of the current year, shall be levied a penalty of 4%.

3 All outstanding taxes remaining unpaid on the 31st day of December of any year shall receive an additional penalty of 2%.

4. That this bylaw shall be known as the **Tax Penalties Bylaw.**

5 That Bylaw 2012-02 is hereby rescinded.

Read a first time this 13th day of June, 2012

Read a second time this 13th day of June, 2012

Read a third and finally passed this 13th day of June, 2012

This is Exhibit "K" referred to in the Affidavit of William Kostiw
Sworn before me this 25th day of July A.D., 2019
Cynthia Taron
A Notary Public, A Commissioner for Oaths in and for Alberta

Cynthia Maureen Taron
A Commissioner for Oaths
in and for the Province of Alberta
My Appointment expires April 1 2022
M.D. of Opportunity #17
Appointee # 0690484

Paul Sinclair

Paul Sinclair, Reeve

Dennis Egyedy

Dennis Egyedy, Chief Administrative Officer