



ANDERSON
& COMPANY
LAND TENDER DIVISION

LAND TENDER INFORMATION PACKAGE

RM of Piapot No. 110

Southwest of Tompkins, SK

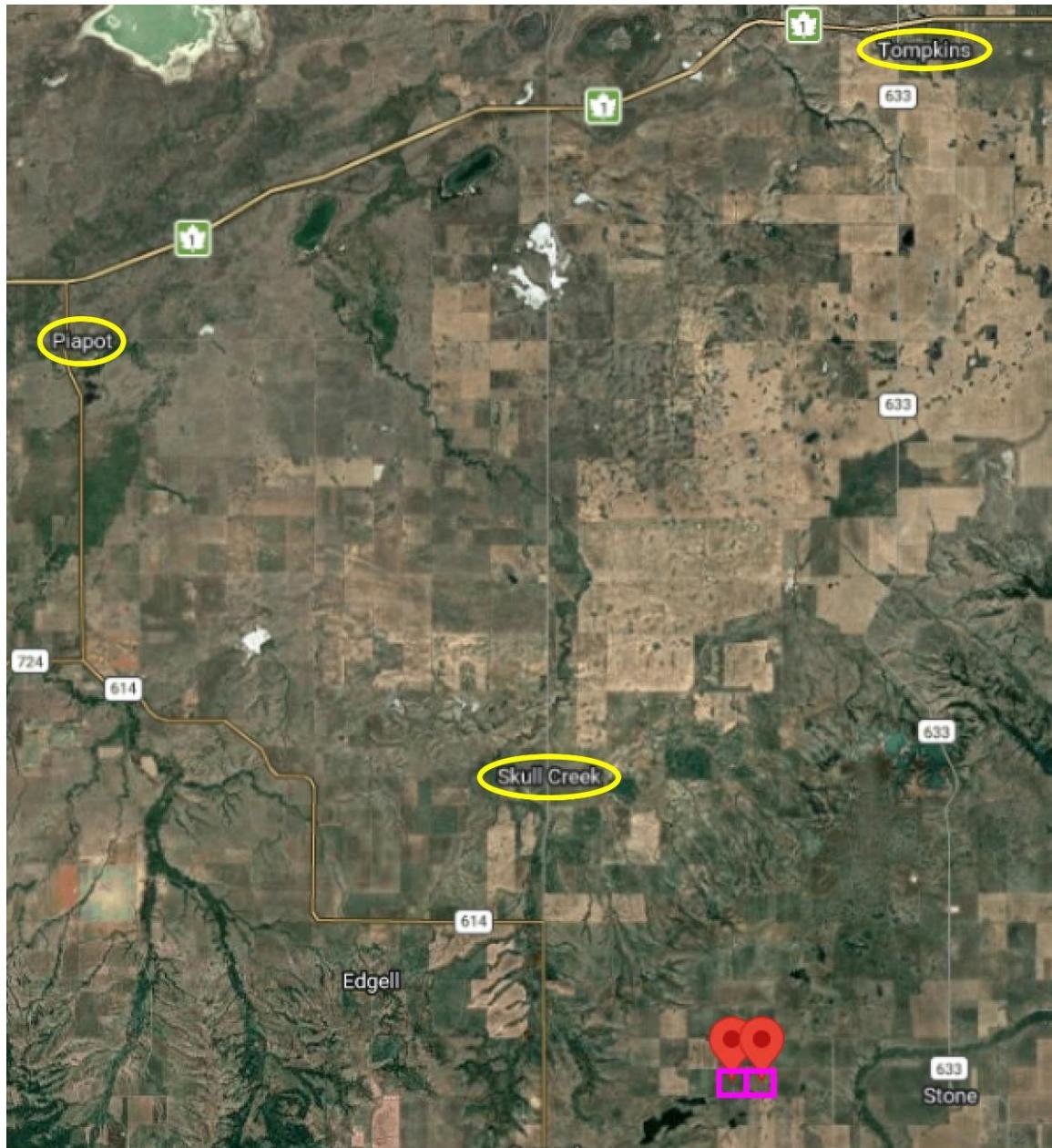
Wolfater Ranch Ltd. & Bradley Wolfater

Bids Due: February 27th, 2026

Our File No. 15035-009M

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LAND FOR SALE BY TENDER

RM of Piapot No. 110 – Southwest of Tompkins, SK
Owners: Wolfater Ranch Ltd. & Bradley Wolfater

Legal Land Description		SAMA Assessment	Total Acres	Cultivated Grass
1	SW 12-10-22-3 Ext 0	\$170,900	159.33	140
2	SE 12-10-22-3 Ext 0	\$134,200	159.28	130
TOTALS:		\$305,100	318.61	270*

**Cultivated Grass acres provided by the Owners and are approximate*

Particulars:

Tame grassland • New perimeter fencing • Reliable water supply

Conditions:

1. Highest or any tender not necessarily accepted. Submit bids to the undersigned law firm **on or before 12:00 o'clock noon, the 27th day of February 2026**;
2. A cheque for **3%** of the amount of the bid, **made payable to Anderson & Company**, must accompany the tender;
3. The lands must be purchased together as one package;
4. Tenderer must rely on their own research and inspection of the property and confirm acres, assessments and other particulars. Land sold **"as is"**;
5. Tenderers will not be called to the office of the undersigned to finalize the sale;
6. No tenders subject to financing will be accepted;
7. The successful Tenderer shall be required to execute and deliver the Offer to Purchase Agreement, **attached in Content #8** within 3 business days of acceptance of the tender;
8. Avro Wind Energy Inc. and 0874589 B.C. Ltd. hold registered miscellaneous interests affecting all parcels, including Option and Surface Lease Agreements related to wind energy development, and the Buyer shall accept such interests as permitted encumbrances;
9. Possession shall not be granted until full payment has been made, unless otherwise agreed to in writing for limited early access related to early spring work and applications.

Forward bids and inquiries to:

TYLER A. McCUAIG, ANDERSON & COMPANY
BARRISTERS & SOLICITORS
51 – 1st Ave NW, P.O. BOX 610
SWIFT CURRENT SK S9H 3W4
PHONE: (306) 773-2891
tmccuaig@andlaw.ca
File No. 15035-009M

Content 2

Tender for Purchase Form

1. I/We, the undersigned, hereby offer and undertake on the acceptance of this tender to purchase in accordance with the terms and conditions in the Tender Advertisement the following land at the Bid Amount:

<u>WOLFATER: LAND TENDER</u>		
<u>Bid</u>	<u>Legal Description</u>	<u>Bid Amount</u>
<input type="checkbox"/>	SW 12-10-22-3 Ext 0	\$ _____
	SE 12-10-22-3 Ext 0	
TOTAL AMOUNT BID:		

3. I/We, the undersigned, attach a cheque in the amount of \$ _____ as a **3% deposit** for the above purchase price, **made payable to Anderson & Company**, and understand that the said cheque will be returned if the tender contained herein is not accepted by the Seller.
4. I/We, the undersigned, certify that the below contact information is correct, and hereby authorize the **February 27th, 2026, at 12:00 noon** regarding the acceptance/decline of our offer.

Date

Signature of Tenderer

Name of Tenderer (Individual or Corporation):

Mailing address:

If Corporation, Name of Signing Officer:

Phone #: _____

File No. 15035-009M

Email: _____

[**Click Here to Open the Bid
Form in a New Tab**](#)

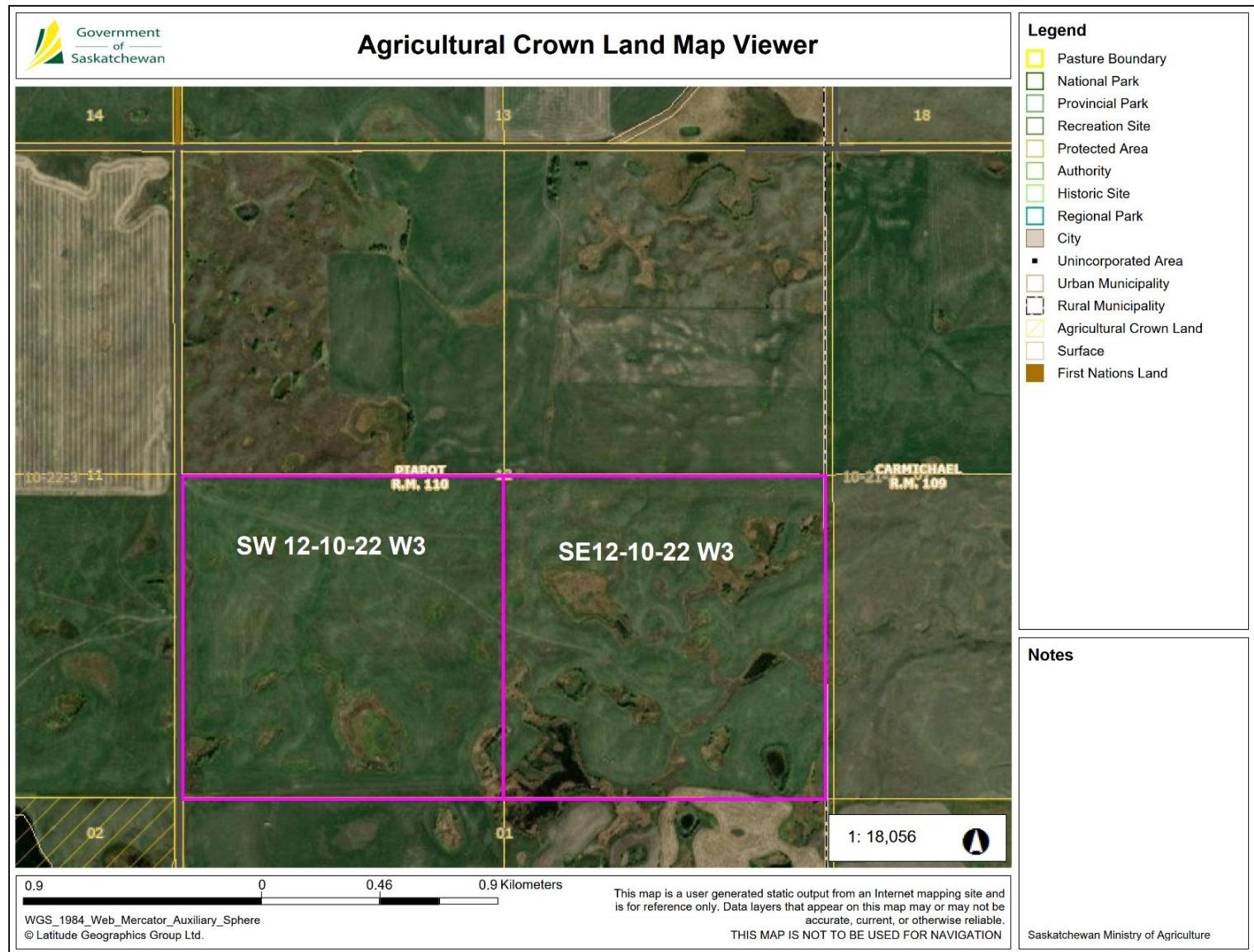
Content 3

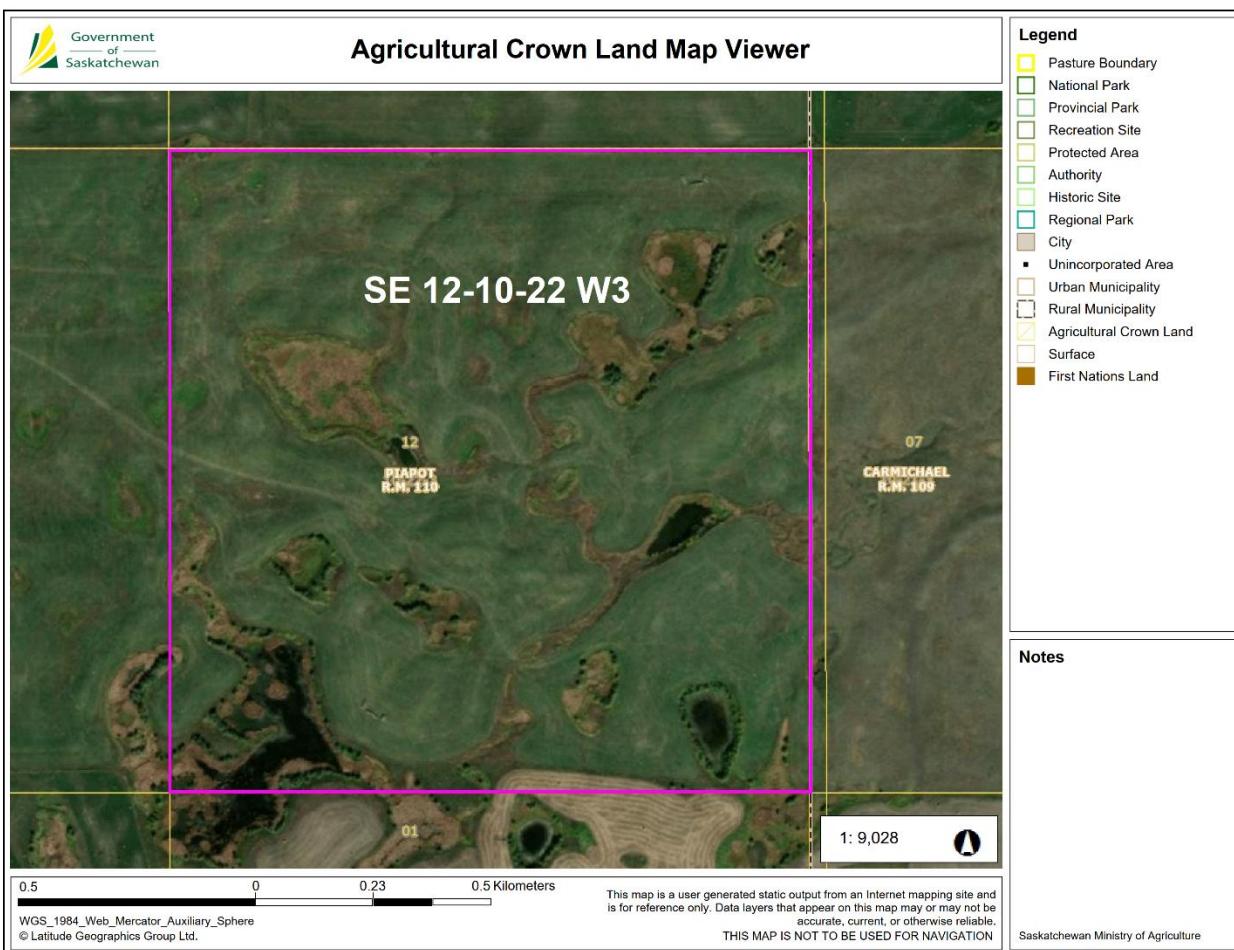
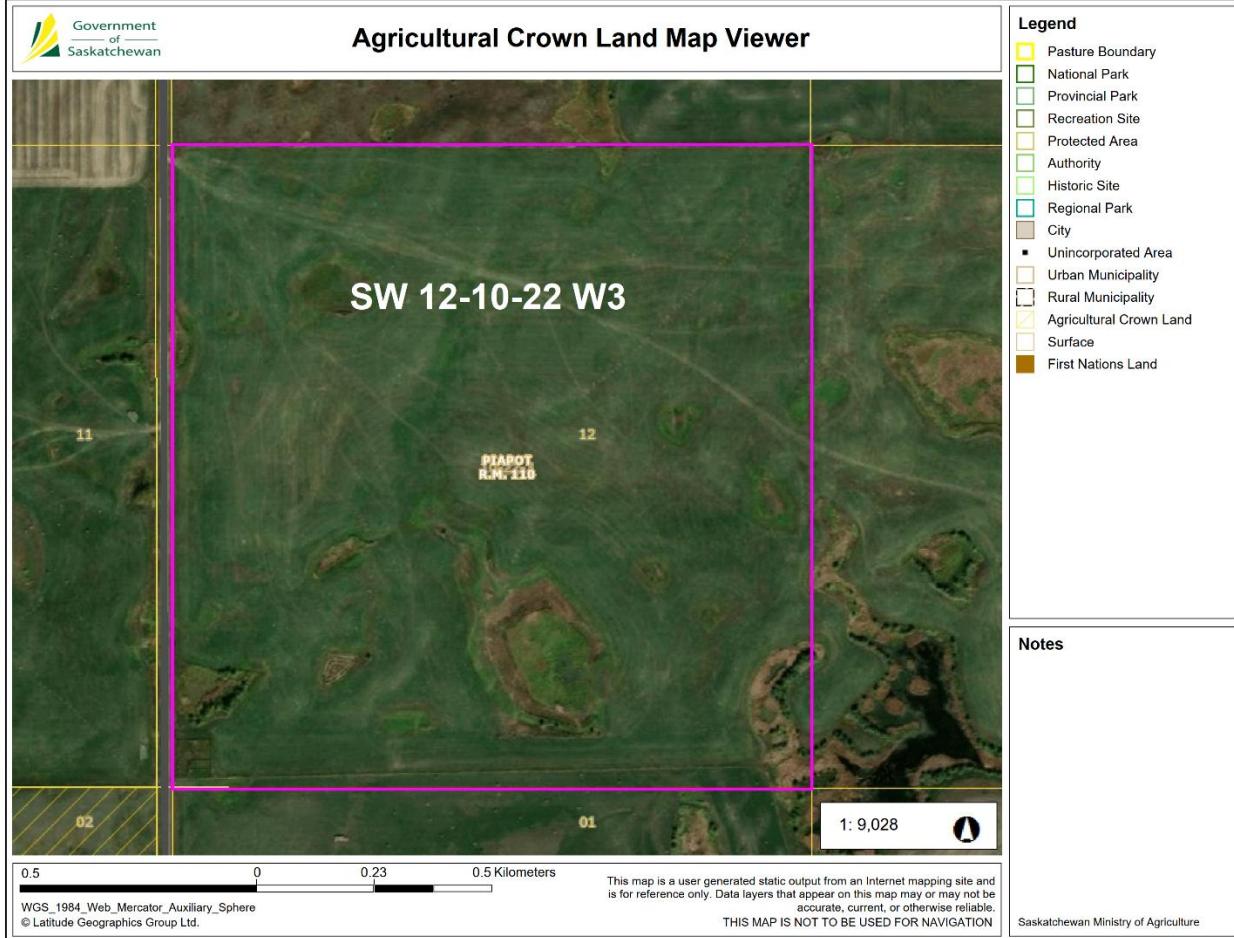
RM of Piapot No. 110 - 2025 Map

BRETT & TANJA WAGNER 230700	48000BRADY SCOTT 1C BRADY SCOTT 57000 JONI 62500 ALEXANDER 20	GRAHAM & PATRICIA ALEXANDER 277100	GRAHAM & PATRICIA ALEXANDER 281000	BRIDGE	GRAHAM & PATRICIA ALEXANDER 174400	CHINOOK BISON RANCH LTD. 233700	CHINOOK BISON RANCH LTD. 93500	CHINOOK BISON RANCH LTD. 101700	JANET FLAIG 141700	CHINOOK BISON RANCH LTD. 159500
BRETT & TANJA WAGNER 220400	BRETT & TANJA WAGNER 100500	JAMES & BONNIE WAGNER 216800	JAMES & BONNIE WAGNER 255700		GRAHAM & PATRICIA ALEXANDER 2242300	RANDY & DIANE FLAIG 213500	RANDY & DIANE FLAIG 115200	RANDY & DIANE FLAIG 186800	JANET FLAIG 219300	CHINOOK BISON RANCH LTD. 182800
JOHN & RHONDA WAGNER 209800	JOHN & RHONDA WAGNER 152000	JOHN & RHONDA WAGNER 174400	JOHN & RHONDA WAGNER 160000		GRAHAM & PATRICIA ALEXANDER 119900	RANDY & DIANE FLAIG 113800	RANDY & DIANE FLAIG 102000	RANDY & DIANE FLAIG 198100	LEIGH & OLIVIA BIRCHAM 243500	LEIGH & OLIVIA BIRCHAM 186200
JOHN & RHONDA WAGNER 248000	JOHN & RHONDA WAGNER 155800	BRADLEY WOLFATER 166300	RONALD & ROBERTA WOLFATER 109500		SHANE SCOTT 142200	RONALD & ROBERTA WOLFATER 188000	RONALD & ROBERTA WOLFATER 211200	RONALD & ROBERTA WOLFATER 225600	JANET FLAIG 228300	JANET FLAIG 218500
JAMES WAGNER 154400	JAMES WAGNER 165300	BRADLEY WOLFATER 157000	RONALD & ROBERTA WOLFATER 90200		RONALD & ROBERTA WOLFATER 213000	RONALD & ROBERTA WOLFATER 245000	SHANE & MICHELLE SCOTT 158300	BRADLEY WOLFATER 208100	RANDY & DIANE FLAIG 180800	RANDY & DIANE FLAIG 174700
	GRAHAM & PATRICIA ALEXANDER 92100	GRAHAM & PATRICIA ALEXANDER 164700	BRADLEY WOLFATER 164600	9	GERALD & JANICE SANDERSON 164600	GERALD & JANICE SANDERSON 90100	WOLFATER RANCH LTD. 167600	THEREASA & ALAN WILSON 177300	WOLFATER RANCH LTD. 170900	WOLFATER RANCH LTD. 134200
NORTHSLOPE RANCHING LTD. 116600	JAYDON SCOTT 145400 G	GERALD SANDERSON 162700	THEREA SA & ALAN WILSON 129200	10	THEREA SA & ALAN WILSON 168900	THEREA SA & ALAN WILSON 128200	WOLFATER RANCH LTD. 167300	BRADLEY WOLFATER 200 190700	BRADLEY WOLFATER 177400	DRYDEN SCHULZE 161700
NORTHSLOPE RANCHING LTD. 132500	SIERRA HUTTERIAN BRETHREN INC. 171800	GERALD & JANICE SANDERSON 180600	THEREA SA & ALAN WILSON 175300	4	CRYSTAL & JAMES WINQUIST 182900	CRYSTAL & JAMES WINQUIST 200800	CRYSTAL & JAMES WINQUIST 145400	CRYSTAL & JAMES WINQUIST 192900	CRYSTAL & JAMES WINQUIST 145400	WESLEY & JANINE SCHULZE 134200
JOSEPH & EVELYN BURGESS 187100	JOSEPH & EVELYN BURGESS 191200	CRYSTAL & JAMES WINQUIST 182900	CRYSTAL & JAMES WINQUIST 200800		SIERRA HUTTERIAN BRETHREN INC. 230600	CRYSTAL & JAMES WINQUIST 145400	LYLE C. STORK 145400	CRYSTAL & JAMES WINQUIST 192900	MCNABB RANCH LTD. 241600	WESLEY & JANINE SCHULZE 212900
BRETT & TANJA WAGNER 168900	BRETT & TANJA WAGNER 165700 CARNAGH	JOHN D. PARKER 212900	JOHN D. PARKER 183500	32 33	SIERRA HUTTERIAN BRETHREN INC. 197100	JOHN D. PARKER 169900	GRAHAM & PATRICIA ALEXANDER 188900	GRAHAM & PATRICIA ALEXANDER 222400	MCNABB RANCH LTD. 239300	WESLEY & JANINE SCHULZE 218000
JAMES WAGNER 168900	JAMES WAGNER 165700 614	SIERRA HUTTERIAN BRETHREN INC. 216600	SIERRA HUTTERIAN BRETHREN INC. 186800	34	LYNN & RHONDA WEBBER 196700	LYNN & RHONDA WEBBER 169700	LYNN & RHONDA WEBBER 245600	J. & C. EARLE & G. ALEXANDER 252000	O G. & P. ALEXANDER 244500	MCNABB RANCH LTD. 206700
GRAHAM & PATRICIA ALEXANDER 168900	GRAHAM & PATRICIA ALEXANDER 167800	JAMES WAGNER 190000	LYLE C. STORK 192400	29 28	GRAHAM & PATRICIA ALEXANDER 185300	GRAHAM & PATRICIA ALEXANDER 133300	GRAHAM & PATRICIA ALEXANDER 201800	GRAHAM & PATRICIA ALEXANDER 195200	G. & P. ALEXANDER 116400	100200
									JAMES M. WAGNER 97100	G. & P. SCHULZE 92800
										JOHN & RHONDA WAGNER 97100

Content 5

Satellite Images





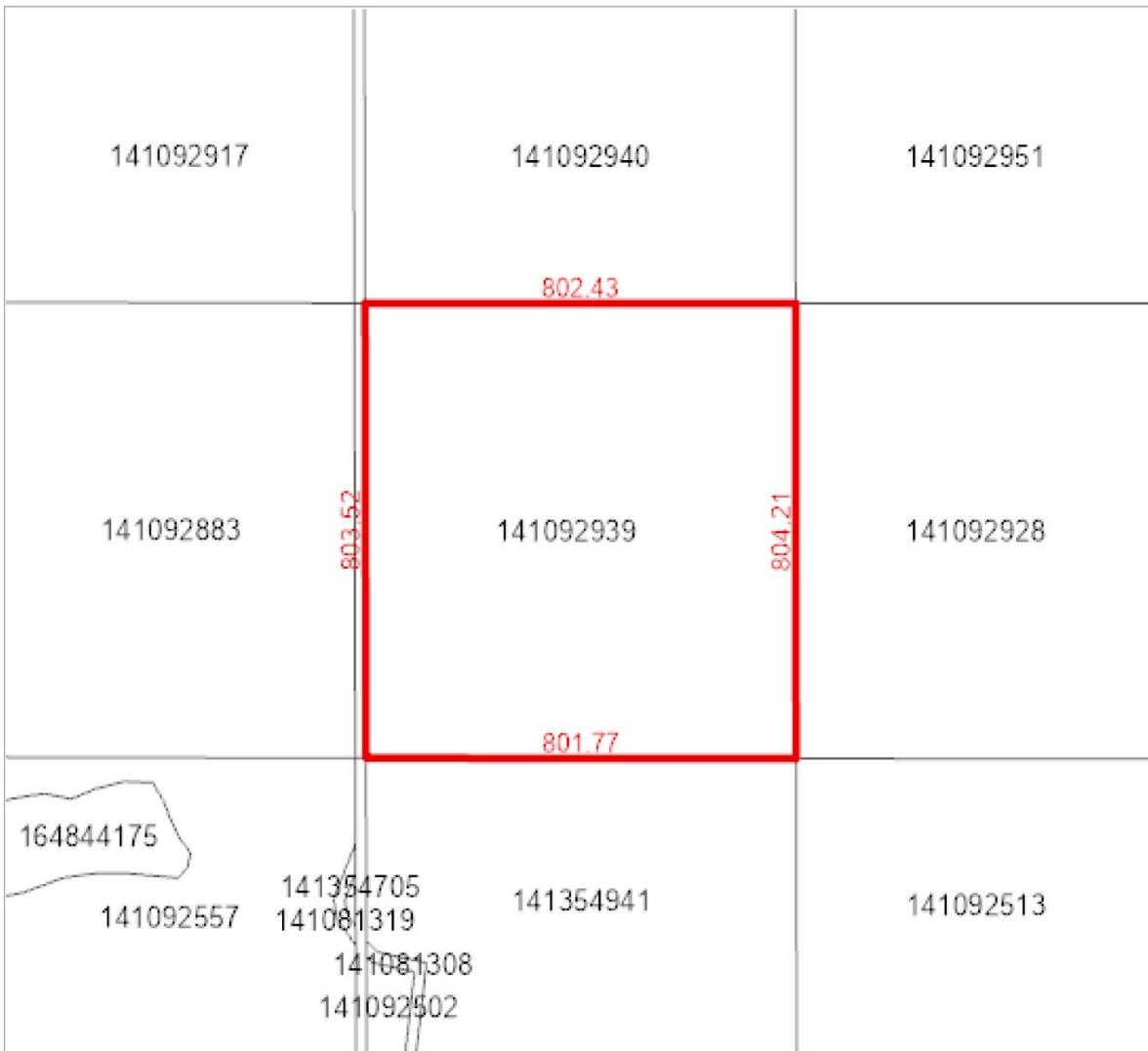
Content 6

Parcel Pictures



Surface Parcel Number: 141092939

REQUEST DATE: Tue Jan 27 08:28:47 GMT-06:00 2026



Owner Name(s) : WOLFATER RANCH LTD.

Municipality : RM OF PIAPOT NO. 110

Title Number(s) : 112798862

Parcel Class : Parcel (Generic)

Land Description : SW 12-10-22-3 Ext 0

Source Quarter Section : SW-12-10-22-3

Commodity/Unit : Not Applicable

Area : 64.478 hectares (159.33 acres)

Converted Title Number : 02SC08190

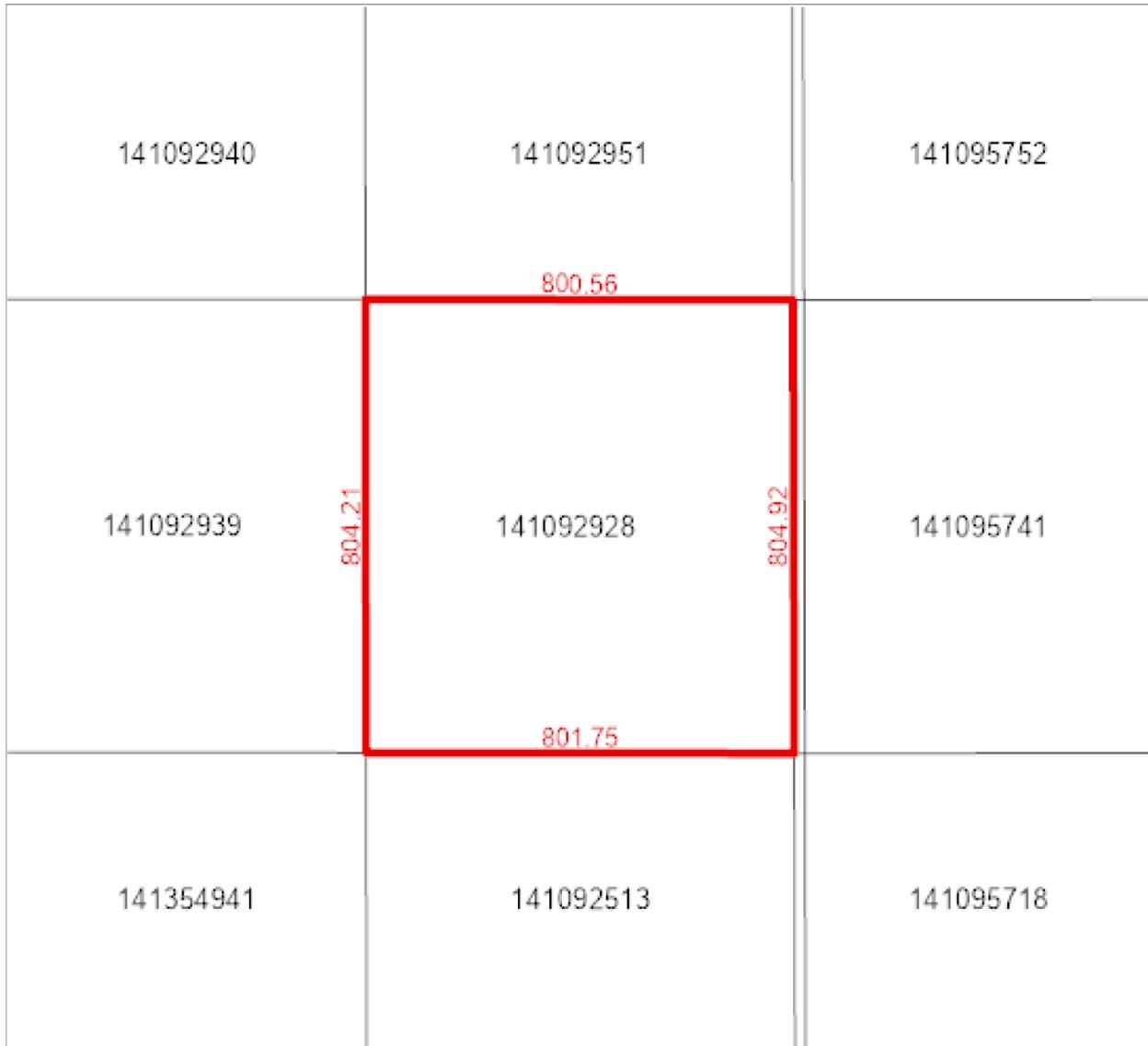
Ownership Share : 1:1

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.



Surface Parcel Number: 141092928

REQUEST DATE: Tue Jan 27 08:26:36 GMT-06:00 2026



Owner Name(s) : Wolfater, Bradley

Municipality : RM OF PIAPOT NO. 110

Title Number(s) : 112798840

Parcel Class : Parcel (Generic)

Land Description : SE 12-10-22-3 Ext 0

Source Quarter Section : SE-12-10-22-3

Commodity/Unit : Not Applicable

Area : 64.457 hectares (159.28 acres)

Converted Title Number : 02SC08243

Ownership Share : 1:1

DISCLAIMER: THIS IS NOT A PLAN OF SURVEY It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions or area of any parcel, refer to the plan, or consult a surveyor.

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SAMA Reports

Property Report

Municipality Name: RM OF PIAPOT (RM)

Assessment ID Number : 110-000412400

Print Date: 27-Jan-2026

Page 1 of 2



Civic Address:

Legal Location: Qtr SW Sec 12 Tp 10 Rg 22 W 3 Sup

Supplementary:

Title Acres: 160.00

School Division: 211

Neighbourhood: 110-100

Overall PUSE: 2000

Predom Code:

Method in Use:

Reviewed: 24-Jun-2021

Change Reason: Reinspection

Year / Frozen ID: 2025/32560

Call Back Year:

C.A.M.A. - Cost

AGRICULTURAL ARABLE LAND

Acres	Land Use	Productivity Determining Factors				Economic and Physical Factors				Rating					
		Soil association 1	CY - [CYPRESS]	Soil texture 1	CL - [CLAY LOAM]	Soil texture 2	L - [LOAM]	Soil profile 1	OR8 - [CHERN-ORTH (CA 7-9)]	Topography	T3 - Moderate Slopes	Stones (qualities)	S3 - Moderate	Phy. Factor 1	25% reduction due to FR3 - [65 : Frost - Strong]
30.00	K - [CULTIVATED]	Soil association 2	CY - [CYPRESS]	Soil texture 3	CL - [CLAY LOAM]	Soil texture 4	L - [LOAM]	Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]	Top soil depth	ER10	Natural hazard	NH: Natural Hazard Rate: 0.96	\$/ACRE	1,253.30
		Soil association 1	CY - [CYPRESS]	Soil texture 1	L - [LOAM]	Soil texture 2	OR8 - [CHERN-ORTH (CA 7-9)]	Soil profile 1		Topography	T3 - Moderate Slopes	Stones (qualities)	S3 - Moderate	Phy. Factor 1	25% reduction due to FR3 - [65 : Frost - Strong]
111.00	K - [CULTIVATED]	Soil association 2	CY - [CYPRESS]	Soil texture 3	L - [LOAM]	Soil texture 4		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]	Top soil depth	ER10	Natural hazard	NH: Natural Hazard Rate: 0.96	\$/ACRE	1,198.80
		Soil association 1	CY - [CYPRESS]	Soil texture 1	L - [LOAM]	Soil texture 2	OR8 - [CHERN-ORTH (CA 7-9)]	Soil profile 1		Topography	T3 - Moderate Slopes	Stones (qualities)	S3 - Moderate	Phy. Factor 1	25% reduction due to FR3 - [65 : Frost - Strong]
		Soil association 2	CY - [CYPRESS]	Soil texture 3	L - [LOAM]	Soil texture 4		Soil profile 2	OR10 - [CHERN-ORTH (CA 9-12)]	Top soil depth	ER10	Natural hazard	NH: Natural Hazard Rate: 0.96	\$/ACRE	31.88

AGRICULTURAL WASTE LAND

Acres	Waste Type
19	WASTE SLOUGH

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
	\$170,900	1			55%					

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Data Source: SAMAVIEW

Property Report

Municipality Name: RM OF PIAPOT (RM)

Assessment ID Number : 110-000412400

Print Date: 27-Jan-2026

Page 2 of 2

Agricultural

Other Agricultural

\$93,995

Taxable

Total of Assessed Values: \$170,900

Total of Taxable/Exempt Values: \$93,995

Property Report

Print Date: 27-Jan-2026

Page 1 of 1

Municipality Name: RM OF PIAPOT (RM)**Assessment ID Number :** 110-000412300**PID:** 201501749**Civic Address:**

Legal Location: Qtr SE Sec 12 Tp 10 Rg 22 W 3 Sup

Supplementary:

Title Acres: 160.00**School Division:** 211**Neighbourhood:** 110-100**Overall PUSE:** 2000**Predom Code:****Method in Use:** C.A.M.A. - Cost**Reviewed:** 24-Jun-2021**Change Reason:** Reinspection**Year / Frozen ID:** 2025/-32560**Call Back Year:****AGRICULTURAL ARABLE LAND**

Acres	Land Use	Productivity Determining Factors	Economic and Physical Factors		Rating
119.00	K - [CULTIVATED]	Soil assocation 1 CY - [CYPRESS] Soil texture 1 L - [LOAM] Soil texture 2 Soil profile 1 OR8 - [CHERN-ORTH (CA 7-9)]	Topography	T3 - Moderate Slopes	\$/ACRE
			Stones (qualities)	S3 - Moderate	Final
			Phy. Factor 1	25% reduction due to FR3 - [65 : Frost - Strong]	29.89
		Soil assocation 2 CY - [CYPRESS] Soil texture 3 L - [LOAM] Soil texture 4 Soil profile 2 OR10 - [CHERN-ORTH (CA 9-12)] Top soil depth ER10	Natural hazard	NH: Natural Hazard Rate: 0.90	

AGRICULTURAL WASTE LAND

Acres	Waste Type
41	WASTE SLOUGH

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason	Exempt	Adjust Reason	Tax Status
Agricultural	\$134,200	1		Other Agricultural	55%	\$73,810				Taxable
Total of Assessed Values:	\$134,200				Total of Taxable/Exempt Values:	\$73,810				

Content 7

Land Titles

Province of Saskatchewan Land Titles Registry Title

Title #: 112798862

Title Status: Active

Parcel Type: Surface

Parcel Value: N/A

Title Value: N/A

Converted Title: 02SC08190

Previous Title and/or Abstract #: 02SC08190

As of: 23 Jan 2026 11:04:23

Last Amendment Date: 22 May 2013 10:47:19.503

Issued: 26 Aug 2002 22:03:07.983

Municipality: RM OF PIAPOT NO. 110

WOLFATER RANCH LTD. is the registered owner of Surface Parcel #141092939

Reference Land Description: SW Sec 12 Twp 10 Rge 22 W 3 Extension 0

As described on Certificate of Title 02SC08190.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

Registered Interests:

Interest #:

150859457

Miscellaneous Interest

Value: N/A

Reg'd: 29 Mar 2010 12:57:07

Interest Register Amendment Date: N/A

Interest Assignment Date: N/A

Interest Scheduled Expiry Date: N/A

Expiry Date: N/A

Agreement Amending Option and Surface Lease Agreement dated November 16, 2009 between Ronald Wolfater and Roberta Wolfater as Lessor and Avro Wind Energy Inc. as Lessee.

Holder:

AVRO WIND ENERGY INC.

P.O. BOX 362

CAMPBELL RIVER, British Columbia, Canada V9W 5B6

Client #: 124525100

Int. Register #: 116275822

Interest #:

156395818

Miscellaneous Interest

Value: N/A

Reg'd: 21 Sep 2011 10:45:51

Interest Register Amendment Date: N/A

Interest Assignment Date: N/A

Interest Scheduled Expiry Date: N/A

Expiry Date: N/A

Optionee pursuant to contract in writing dated June 29, 2010 between Avro Wind Energy Inc. & Benchlands Wind Energy Limited Partnership, in which 0874589 B.C. Ltd. is general partner

Holder:

0874589 B.C. Ltd.

Suite 1401, 225 King Street West

Toronto, ON, Canada M5V 3C5

Client #: 126646072

Int. Register #: 117741012

Interest #:
156362777

Miscellaneous Interest

Value: N/A
Reg'd: 19 Sep 2011 08:24:50
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:

AVRO WIND ENERGY INC.
P.O. BOX 362
CAMPBELL RIVER, British Columbia, Canada V9W 5B6

Client #: 124525100

Int. Register #: 117732102

Interest #:
156396415

Miscellaneous Interest

Value: N/A
Reg'd: 21 Sep 2011 10:45:51
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Optionee pursuant to contract in writing dated June 29, 2010 between Avro Wind Energy Inc. & Benchlands Wind Energy Limited Partnership, in which 0874589 B.C. Ltd. is general partner

Holder:

0874589 B.C. Ltd.
Suite 1401, 225 King Street West
Toronto, ON, Canada M5V 3C5

Client #: 126646072

Int. Register #: 117741012

Addresses for Service:

Name

Address

Owner:

WOLFATER RANCH LTD.
Client #: 108296231

Box 177 Eastend, Saskatchewan, Canada S0N 0T0

Notes:

Parcel Class Code: Parcel (Generic)

Province of Saskatchewan

Land Titles Registry

Title

Title #: 112798840

Title Status: Active

Parcel Type: Surface

Parcel Value: N/A

Title Value: N/A

Converted Title: 02SC08243

Previous Title and/or Abstract #: 02SC08243

As of: 27 Jan 2026 08:26:53

Last Amendment Date: 22 May 2013 10:45:35.233

Issued: 26 Aug 2002 22:02:54.420

Municipality: RM OF PIAPOT NO. 110

Bradley Wolfater is the registered owner of Surface Parcel #141092928

Reference Land Description: SE Sec 12 Twp 10 Rge 22 W 3 Extension 0
As described on Certificate of Title 02SC08243.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

Registered Interests:

Interest #:

150858625

Miscellaneous Interest

Value: N/A

Reg'd: 29 Mar 2010 12:57:06

Interest Register Amendment Date: N/A

Interest Assignment Date: N/A

Interest Scheduled Expiry Date: N/A

Expiry Date: N/A

Option and Surface Lease Agreement dated December 14, 2009 between Bradley Wolfater as Lessor and Avro Wind Energy Inc. as Lessee.

Holder:

AVRO WIND ENERGY INC.

P.O. BOX 362

CAMPBELL RIVER, British Columbia, Canada V9W 5B6

Client #: 124525100

Int. Register #: 116275765

Interest #:

156395672

Miscellaneous Interest

Value: N/A

Reg'd: 21 Sep 2011 10:45:51

Interest Register Amendment Date: N/A

Interest Assignment Date: N/A

Interest Scheduled Expiry Date: N/A

Expiry Date: N/A

Optionee pursuant to contract in writing dated June 29, 2010 between Avro Wind Energy Inc. & Benchlands Wind Energy Limited Partnership, in which 0874589 B.C. Ltd. is general partner

Holder:

0874589 B.C. Ltd.

Suite 1401, 225 King Street West

Toronto, ON, Canada M5V 3C5

Client #: 126646072

Int. Register #: 117741012

Interest #:

156361293

Miscellaneous Interest

Value: N/A

Reg'd: 19 Sep 2011 08:07:19

Interest Register Amendment Date: N/A

Interest Assignment Date: N/A

Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
AVRO WIND ENERGY INC.
P.O. BOX 362
CAMPBELL RIVER, British Columbia, Canada V9W 5B6
Client #: 124525100

Int. Register #: 117731853

Interest #:
156396190

Miscellaneous Interest

Value: N/A
Reg'd: 21 Sep 2011 10:45:51
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Optionee pursuant to contract in writing dated June 29,2010 between Avro Wind Energy Inc. & Benchlands Wind Energy Limited Partnership, in which 0874589 B.C. Ltd. is general partner

Holder:
0874589 B.C. Ltd.
Suite 1401, 225 King Street West
Toronto, ON, Canada M5V 3C5
Client #: 126646072

Int. Register #: 117741012

Addresses for Service:

Name	Address
Owner: Bradley Wolfater Client #: 108296220	Box 1526 Maple Creek, Saskatchewan, Canada S0N 1N0

Notes:

Parcel Class Code: Parcel (Generic)

Content 8

Offer to Purchase Agreement

LAND PURCHASE AGREEMENT

BETWEEN

PURCHASER TBD

- AND -

WOLFATER RANCH LTD.

with respect to certain lands in the

RM of Piapot No. 110

- AND -

BRADLEY WOLFATER

with respect to certain lands in the

RM of Piapot No. 110

THIS Land Purchase Agreement made effective as of the _____ day of _____ 2026.

BETWEEN:

PURCHASER TBD, (the "Purchaser");

- and -

WOLFATER RANCH LTD. a body corporate of the Province of Saskatchewan and **BRADLEY WOLFATER**, resident in the District of Maple Creek, Saskatchewan, collectively (the "Vendor");

WHEREAS:

The Vendor is the owner of the following land:

SW 12-10-22 W3 Ext. 0 - Surface Parcel #141092939
SE 12-10-22 W3 Ext. 0 - Surface Parcel #141092928

The Purchaser wishes to purchases the Property from the Vendor and the Vendor wishes to sell the same to the Purchaser.

THEREFORE THIS AGREEMENT WITNESSES that in consideration of the mutual premises, covenants and agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by each of the parties, the parties hereto agree as follows:

ARTICLE 1 INTERPRETATION

1.1 Definitions

In this Agreement, including the recitals hereto, unless the context otherwise requires:

1.1.1 **"Agreement"** means this agreement and all amendments made hereto;

1.1.2 **"Closing Date"** means March 27, 2026.

1.1.3 **"Property"** means the following real property and all improvements thereon:

SW 12-10-22 W3 Ext. 0 - Surface Parcel #141092939
SE 12-10-22 W3 Ext. 0 - Surface Parcel #141092928

1.1.4 **"Permitted Encumbrances"** means encumbrances that may become registered against the Property of a non-financial nature that do not materially adversely affect the value of the **Property**, more particularly described as Option and Surface Lease Agreements held by the Vendor as lessor with Avro Wind Energy Inc. registered as Interest #150859457, 156362777, 150858625 and 156361293 and 0874589 B.C. Ltd. registered as Interest #156395818, 156396415, 156395672 and 156396190.

1.1.5 **"Purchaser"** means the Party of the first part of this Agreement;

- 1.1.6 **"Purchase Price"** means _____ (\$_____) **Dollars** plus applicable GST;
- 1.1.7 **"Vendor"** means the party of the second part of this Agreement, jointly and severally, or solidarily;

and capitalized terms otherwise defined in this Agreement shall have the meanings ascribed to them at the time of reference.

1.2 Headings

The division of this Agreement into Articles and Sections and the insertion of headings are for convenience of reference only and shall not affect the construction or interpretation of this Agreement. The terms "this Agreement", "hereof", "hereunder" and similar expressions refer to this Agreement and not to any particular Article, Section or other portion hereof and include any agreement supplemental hereto. Unless something in the subject matter or context is inconsistent therewith, references herein to "Articles" and "Sections" are to Articles and Sections of this Agreement.

1.3 Extended Meanings

In this Agreement words importing the singular number only shall include the plural and vice versa, words importing the masculine gender shall include the feminine and neuter genders and vice versa and words importing persons shall include individuals, partnerships, associations, trusts, unincorporated organizations and Corporations.

ARTICLE 2 PURCHASE AND SALE

2.1 Purchase and Sale of Property

Upon and subject to the terms and conditions hereof and subject to all adjustments as provided for herein, the Vendor hereby agrees to sell, transfer and assign the Property to the Purchaser and the Purchaser shall purchase the Property from the Vendor for the Purchase Price.

2.2 Payment of Purchase Price

Subject to the adjustments, if any, the Purchase Price shall be paid as follows:

- 2.2.1 a deposit in the amount of _____ (\$_____) Dollars (the "**Deposit**"), the receipt of which is hereby acknowledged.
- 2.2.2 the balance of the Purchase Price shall be paid upon title to the Property registering in the name of the Purchaser, registration of the Purchaser's mortgage and the mortgagee advancing funds to the Purchaser's solicitor.
- 2.2.3 Interest shall accrue at the Bank of Canada Overnight rate plus 4%/annum, calculated and compounded annually, on all funds not received by the vendor's solicitors on the Closing Date.

2.3 Caveat

The Purchaser shall be entitled to register a caveat against the Property in protection of its interest under this Agreement.

2.4 Adjustments

All property taxes shall be adjusted as of January 1, 2026, with the Vendor responsible for taxes up to the said date and Purchaser responsible for property taxes thereafter.

2.5 Allocation of Purchase Price

The Purchase Price shall be allocated entirely to the land.

ARTICLE 3 COSTS AND FEES

3.1 Legal and Land Title Fees

- 3.1.1 Each party shall pay their own legal fees.
- 3.1.2 All Land Titles Fees with respect to this transaction will be paid by the Purchaser.
- 3.1.3 The Purchaser shall be responsible for any costs of preparing and registering a mortgage or other financing documentation.
- 3.1.4 The Vendor shall be responsible for clearing the titles to the Property of any non-permitted encumbrances.

ARTICLE 4 WARRANTIES AND REPRESENTATIONS

4.1 Residents of Canada

Each of the Parties acknowledge, warrant, and represent that they are not "non-Residents" within the meaning of the *Income Tax Act*.

4.2 Warranties, Representations and Covenants - Purchaser

The Purchaser warrants, represents, and covenants as follows:

- 4.2.1 The Purchaser shall use all reasonable efforts in satisfying the conditions precedent set forth in Article 5.
- 4.2.2 The Purchaser is registered for GST and its GST # is _____; and
- 4.2.3 To pay the Purchase Price from time to time as and when the same becomes due.

4.3 Warranties, Representations and Covenants - Vendor

The Vendor warrants, represents, and covenants as follows:

- 4.3.1 To the Vendors' knowledge there are no adverse environmental impacts on the property as a result of the use of the land by the Vendors, its agents, employees or any third parties;

- 4.3.2 That as of Closing Date the Property shall be free and clear of all interests that would materially and adversely affect the Purchaser's interest in the Property save and except the Permitted Encumbrances.
- 4.3.3 The Vendor is a Canadian resident for the purposes of and within the definition of the *Income Tax Act*, for Canada;

4.4 Survival of Warranties, Representations and Covenants

The warranties, representations, and covenants herein shall survive the completion and termination of this Agreement.

**ARTICLE 5
CONDITIONS**

5.1 Conditions for the Benefit of Vendor

This transaction is conditional upon the Purchase Price being paid to the Vendor.

5.2 Conditions for the Benefit of Purchaser

None.

**ARTICLE 6
CLOSING**

6.1 Closing

This transaction shall close on the Closing Date.

6.2 Possession

The Purchaser shall be entitled to possession of the Property upon the Purchase Price being paid to the Vendor.

**ARTICLE 7
GENERAL**

7.1 Further Assurances

The Vendor and Purchaser shall from time to time execute and deliver all such further documents and instruments and do all acts and things as the other party may, either before or after the Closing Date, reasonably require to effectively carry out or better evidence or perfect the full intent and meaning of this Agreement.

7.2 Time of the Essence

Time shall be of the essence of this Agreement.

7.3 Remedies Not Exclusive

Upon any arbitration, no remedy herein conferred upon any parties is intended to be exclusive to any other remedy available to that party but each remedy shall be cumulative and shall be in addition to every other remedy given hereunder, now, or hereafter existing at law, or in equity or by statute.

7.4 Benefit of the Agreement

This Agreement shall enure to the benefit of and be binding upon the respective heirs, executors, administrators, successors and permitted assigns of the parties hereto.

7.5 Entire Agreement

This Agreement, and any agreement delivered pursuant to the terms hereof, constitutes the entire agreement between the parties hereto with respect to the subject matter hereof and cancels and supersedes any prior understandings and agreements between the parties hereto with respect thereto. There are no representations, warranties, terms, conditions, undertakings or collateral agreements, express, implied or statutory, between the parties other than as expressly set forth in this Agreement and any agreement delivered pursuant to the terms hereof.

7.6 Amendments and Waiver

No modification of or amendment to this Agreement shall be valid or binding unless set forth in writing and duly executed by all of the parties hereto and no waiver of any breach of any term or provision of this Agreement shall be effective or binding unless made in writing and signed by the party purporting to give the same and, unless otherwise provided, shall be limited to the specific breach waived.

7.7 Assignment

This Agreement may not be assigned unless consented to by the Vendor, which consent will not be unreasonably withheld.

7.8 Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the Province of Saskatchewan and the laws of Canada applicable therein.

7.9 Attornment

For the purpose of all legal proceedings this Agreement shall be deemed to have been performed in the Province of Saskatchewan and the courts of the Province of Saskatchewan shall have jurisdiction to entertain any action arising under this Agreement. The Vendor and Purchaser each hereby attorns to the jurisdiction of the courts of the Province of Saskatchewan.

7.10 Severability

If any provisions of this Agreement are determined to be invalid or unenforceable by a Court of competent jurisdiction from which no further appeal lies or is taken, that provision shall be deemed to be severed herefrom and the remaining provisions of this Agreement shall not be affected thereby and shall remain valid and enforceable.

7.11 Execution by Counterpart

This Agreement may be signed or executed in several counterparts and delivered by facsimile and the signing, execution or delivery of such counterparts shall have the same effect as the signing, execution or delivery of a single original.

ARTICLE 8 DEFAULT

8.1 Default by Purchaser

In the event the Purchaser defaults with respect to any obligation contained in this Agreement this Agreement shall terminate and end, with the deposit forfeited absolutely and unequivocally to the Vendor. The Vendor may apply to the Court of King's Bench for any additional relief it may deem necessary, including but not limited to requesting this Agreement be cancelled in which instance the deposit shall be retained by the Vendor.

8.2 Default by Vendor

In the event the Vendor defaults with respect to any obligation contained in this Agreement the Purchaser shall be entitled to apply to the Court of King's Bench for any relief it may deem necessary, including but not limited to requesting the specific performance by the Vendor of its obligations under the Agreement. The Vendor specifically acknowledges and agrees that the remedy of specific performance is available to the Purchaser and reasonable in the circumstances to award.

8.3 Costs

The Parties acknowledge and agree that any party attempting to enforce the terms of this Agreement shall be entitled to their reasonable costs from the defaulting party, including costs as between solicitor and client.

8.4 Corporate Waiver (if Corporate Purchaser)

The Purchaser hereby agrees that *The Land Contracts (Actions) Act*, R.S.S. 1978, C. L-3 and *The Limitation of Civil Rights Act*, S.S. 1978, C. L-16 shall have no application to the within Agreement.

- *Signatures on the next page* -

IN WITNESS WHEREOF the parties have executed this Agreement the date first above.

Witness

Purchaser TBD

Witness

Bradley Wolfater

“Seal”

WOLFATER RANCH LTD.

PER: _____