

SUBDIVISION SUMMARY

For Information Purposes Only

| SUBDIVISION INFORMATION | | | |
|--------------------------------------|--------------------------------------|--------------------------------------|------------------------------|
| File No.: | 4110-22-7640 | Municipality: | RM of Brokenhead |
| Applicant: | Gavin Fuerst / Brett Steffes | Reg. Owner: | Rivers Edge Land (2021) Ltd. |
| Proposed Subdivision: | Pt. W ½ 5-13-8 EPM | | |
| Roll No.: 400900 CT No: 3104752/1 | Roll No.: 401400 CT No: 3104753/1 | Roll No.: 401000 CT No: 3104754/1 | |

<http://collaboration.mbgov.ca/sites/crp/SiteAssets/Forms>

Proposal to:

The proposed subdivision involves approximately 181.82 acres of land held under CT Nos 3104752/1, 3104753/1, and 3104754/1 in the RM of Brokenhead. An existing golf course and 35 cottages are currently located on the subject lands, which have been leased since the 1970s. The cottages are located along the Brokenhead River and are accessed by a private road.

The applicants propose to subdivide these existing cottages that lie east of the Brokenhead River into 35 bare land condominium units with common elements for proposed roads and public reserve spaces. The applicants are also proposing 38 "A" units immediately east of the proposed lots with the existing cottages. The proposed "A" units will provide the owners of the adjacent units the opportunity for future development on said units. Thirty-three of the existing cottages are serviced with holding tanks and the remaining two cottages are serviced with septic fields. All the cottages are serviced with individual wells. The lands are subject to flooding and certain areas of the properties are below the 100-year flood level for the area. A new private drainage works is proposed. There is a horse stable (livestock operation) within 1.6 kilometres of the proposed subdivision.

A public road is proposed to connect the common element in the subdivision to Golf Course Road, which lies north of the subdivision area. A portion of the Government Road Allowance that lies west of the existing parcels will be closed as part of the subdivision. The golf course on the residual lot is operational. The residual from the three existing titles will be consolidated to form one title.

Development Plan:

The title area is located within a designated "**Seasonal/Recreational Area**" pursuant to the Brokenhead River Planning District *Development Plan*. Part of the residual area is designated **Rural Residential Area**. Relevant Development Plan policies include:

4.3.1 NEW DEVELOPMENT

Intent: To manage the development of new uses in SEASONAL RECREATIONAL areas.

Policy: In reviewing applications for the development of land, or designation of new areas (by amendments to the Development Plan), for SEASONAL RECREATIONAL uses, the following shall apply:

- Can be adequately protected from hazards associated with flooding, land erosion, bank stabilization, and other natural hazards;
- Residential lots shall be of a sufficient size to accommodate sustainable on-site sewage disposal;
- Can be provided with municipal services (i.e. snow removal, fire protection, refuse collection, school bussing, etc.) with reasonable efficiency and cost to the municipality;

- (d) Does not impede the orderly expansion of urban centres and does not require piped water and sewage services from urban areas;
- (e) Does not impede the orderly expansion of urban centres and does not require piped water and sewage services from urban areas;
- (e) Can complement the general character of the area, both built and natural features;
- (f) Does not preclude public access to, and use of, public resources (waterways, recreational trail systems, etc);
- (g) Is directed away from existing or approved intensive livestock operations;
- (h) Does not impede planned development areas or pose a conflict with other land uses;
- (i) Land proposed to be designated for new SEASONAL RECREATIONAL land uses should be located in rural areas; and
- (j) Where a new development and/or subdivision is proposed, the local approving authority may require a concept plan illustrating traffic circulation, lot layout, landscaping, lighting, fencing, exterior elevations, and how the proposed development will function in harmony with adjacent land uses.

4.3.2 PROTECTION OF URBAN AREAS

Intent: To protect the long-term options for the future expansion of the urban areas.

Policy: New SEASONAL RECREATIONAL development should not be located within 1.6 kilometres (one mile) of the established urban area of the Town of Beausejour and the L.U.D. of Tyndall-Garson (as delineated by established corporate limits).

4.3.3 PROTECTION OF PRIME AGRICULTURE LAND

Intent: to protect the long-term viability of prime agricultural lands, viable lower class lands, and agricultural operations.

Policy: New SEASONAL RECREATIONAL development should be directed towards areas with low potential for agriculture due to poor soil conditions, adverse topography or physical constraints, or where existing fragmentation of land impedes farm operations.

4.3.4 PROTECTION OF NATURAL ENVIRONMENT & RESOURCES

Intent: To protect the long-term viability of the natural environment and protect against the overuse of the natural resources.

Policy: New intensive SEASONAL RECREATIONAL development should be developed in a manner that is compatible with the natural environment, and avoid the overuse of the natural and recreational resources (waterways, recreational trail systems, etc.). The Planning District Board may require that capacity studies be conducted to ensure that natural and/or recreational resources are not overused.

Zoning By-law:

The subject lands are zoned 'RS' Seasonal Recreation zone pursuant to the *RM of Brokenhead Zoning By-law*. Similarly, part of the residual lot is zoned "RR" Rural Residential zone. The "RS" Zone provides for the development of campgrounds, resorts and cottage subdivisions. The "RS" zoning classification has a minimum site area requirement of 15,000 square feet combined with 75 feet of site width for cottage development. Variances will be required for lots that do not meet the minimum requirements of the zoning by-law, and for existing structures that does not meet the minimum setback requirements established in the zoning by-law.

| Lot Description | Zone | Minimum Requirements | Proposed Site Area | Proposed Site Width | Variance Required |
|---------------------------|------|--|---|---------------------------------|-------------------|
| Proposed Units 1-35 | "RS" | Site Area: 15,000 sq.ft. Site Width: 75 ft. | Ranges from 8,712 sq.ft to 33,976 sq. ft | Ranges from 15.6 ft. to 86.9 ft | TBD by Council |
| Proposed Units 1A – 38A | | | Ranges from 7,405.2 sq.ft to 13,068 sq.ft | Ranges from 23.4 ft to 86 ft. | TBD by Council |
| Consolidated Residual Lot | "RS" | Site Area: 15,000 sq.ft. Site Width: 75 ft. | >2 acres | >75 ft. | None |
| | "RR" | Site Area: 2 acres Site Width: 200 ft. | | | |

The subdivision, by virtue of its location along the Brokenhead River, and history of flooding, may be subject to sections 3.19 and 3.21 of the zoning by-law, which reads, as follows:

3.19 Hazard Lands

Development is prohibited on land:

- a) *identified as "Flood Hazard Area" pursuant to the Brokenhead River Planning District Development Plan;*
- b) *that is subject to subsidence or erosion by water or is marshy or unstable; or*
- c) *is otherwise hazardous by virtue of its soil or topography,*

unless a geotechnical engineering report undertaken by a professional engineer licensed to practice in the Province of Manitoba showing that the development may occur without creating any additional risks is submitted to the Brokenhead River Planning District at the time of the application for a Development Permit.

3.21 Flood Risk Areas

Notwithstanding any other provision of this by-law, Council may:

- a) *refuse to issue a building and/or development permit where the proposed building or structure, as determined by Council, is to be located within the floodway of a river, stream, drain or watercourse, and where Council has determined that placement of said structure would impede the flow of flood waters and/or create a hazard to life, limb or property.*
- b) *refuse a development permit for any drainage works to be undertaken on private lands where it has determined that such works would create an adverse effect on adjacent public or private lands or where adjacent drains are insufficient to accommodate the added runoff.*

The following provisions shall also apply:

- a) *Development is not permitted on land that is within 2 feet (0.67 m) of the high-water mark of the design flood unless a geotechnical engineering report undertaken by a professional engineer licensed to practice in the Province of Manitoba showing that the development may occur without creating any additional risks is submitted to the Brokenhead River Planning District at the time of the application for a Development Permit;*
- b) *Permanent structures shall be protected from flooding by raising the building site with clean, impervious fill to the flood protection level which is 2 feet (0.67 m) above the flood level. The level of the surrounding fill at the building line shall not be less than the flood protection level, and shall not slope more than 6 inches (0.15 m) for a horizontal distance of 15 feet (4.57 m) from the building line and not more than 1 foot (0.30 m) vertically to 4 feet (1.22 m) horizontally thereafter;*
- c) *The elevation of the main floor shall be a minimum of 1 foot (0.30 m) above the flood protection level;*
- d) *Basements (which are not recommended) if constructed, shall:*
 - i. *have the elevation of the basement floor not lower than the flood protection level by:*
 - a. *2 feet (0.61 m) if the fill material is pervious such as sand; and*
 - b. *5.5 feet (1.68 m) if the fill material is impervious such as clay;*

- ii. not contain habitable space;*
- iii. not be used for storage of immovable materials or hazardous materials that are buoyant, flammable, explosive or toxic;*
- iv. not contain any electrical circuit breaker panels;*
- v. be provided with a sump pump; and*
- vi. have back-up valves in the sewer pipes or pipes leading to a holding tank or disposal field.*

Further Information:

Evaluating Subdivisions

Internal Use Only

1 Application Information

Application received: _____ Accepted as complete: _____
Municipality: _____ File no.: _____
Planning district: _____ Planning district file no.: _____
Certificate of Title no(s): _____
Roll no(s): _____

2 Land Information

Number of new lots: _____ Consolidation: yes no
Describe: _____
Proposed use: UR RR FR C I SR A O _____
Public hearing required: yes no
Existing: _____
Proposed lot(s): _____
Residual: _____
Additional information: _____

3 Compliance with By-laws and Subdivision Regulation

a. Development plan designation: _____
Applicable section: _____
b. Secondary plan: yes no Applicable section: _____
c. Zone: _____ Permitted use: yes no
Minimum area: _____ Minimum site width: _____
Variation order Conditional use order Zoning by-law amendment
d. Conforms with Subdivision Regulation: yes no

Evaluating Single-lot Subdivisions

Internal Use Only

Rural single-lot subdivision. Complete section 4.

Urban single-lot subdivision. Complete section 5.

Not applicable

4 Rural Single-lot Subdivision Criteria

- | | | | |
|----|--|------------|-----------|
| a. | Farmstead site as defined in the local development plan: | yes | no |
| b. | Proposed drainage works: | yes | no |
| c. | Sensitive Area (see map): | yes | no |
| d. | Red River Corridor (see map): | yes | no |
| e. | Livestock operation present: | yes | no |
| f. | Designated Flood Area: | yes | no |
| g. | Water body (see map): | yes | no |
| h. | High or medium quality aggregate deposit (see map): | yes | no |
| i. | Mining claim (see map): | yes | no |
| j. | Provincial highways: | yes | no |
| k. | Eligible for minor subdivision: | yes | no |

If no: _____

5 Urban Single-lot Subdivision Criteria

- | | | | |
|----|---|-----|-----------|
| a. | Provincial Highways (see map): | | |
| | Frontage and/or access on major expressway: | yes | no |
| b. | Eligible for Minor Subdivision: | yes | no |

If no: _____

6 Additional Information



MUNICIPAL AND NORTHERN RELATIONS
 Community Planning Branch
 Beausejour

RM of Brokenhead

Subdivision File: 4110-22-7640
 Applicant: Gavin Fuerst / Brett Steffes
 W ½ 5-13-8 EPM
 Date: March 19, 2024

Rge. 6E.

Rge. 7E.

Rge. 8E.

R.M. OF ST. CLEMENTS

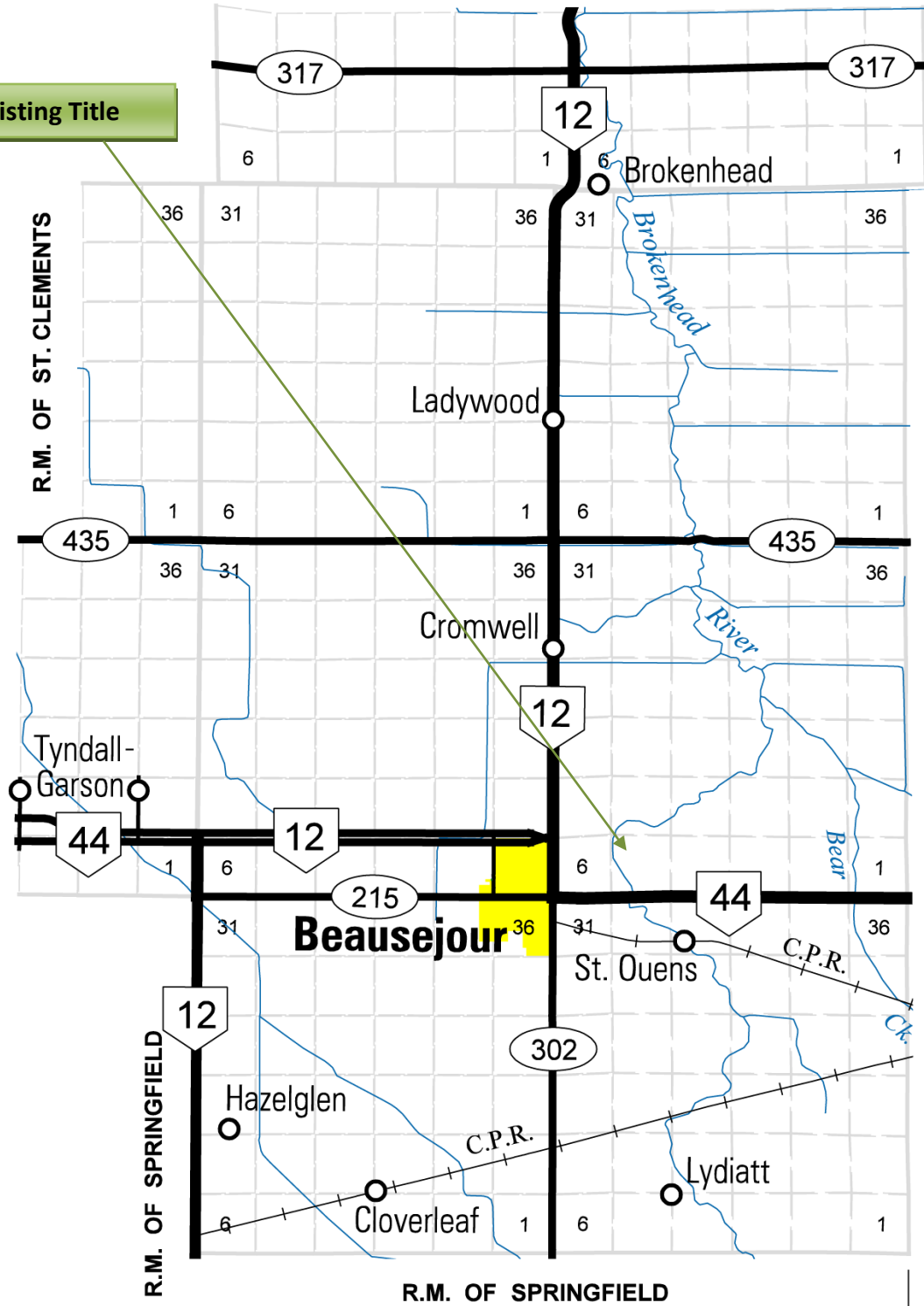
Tp. 15

Tp. 14

Tp. 13

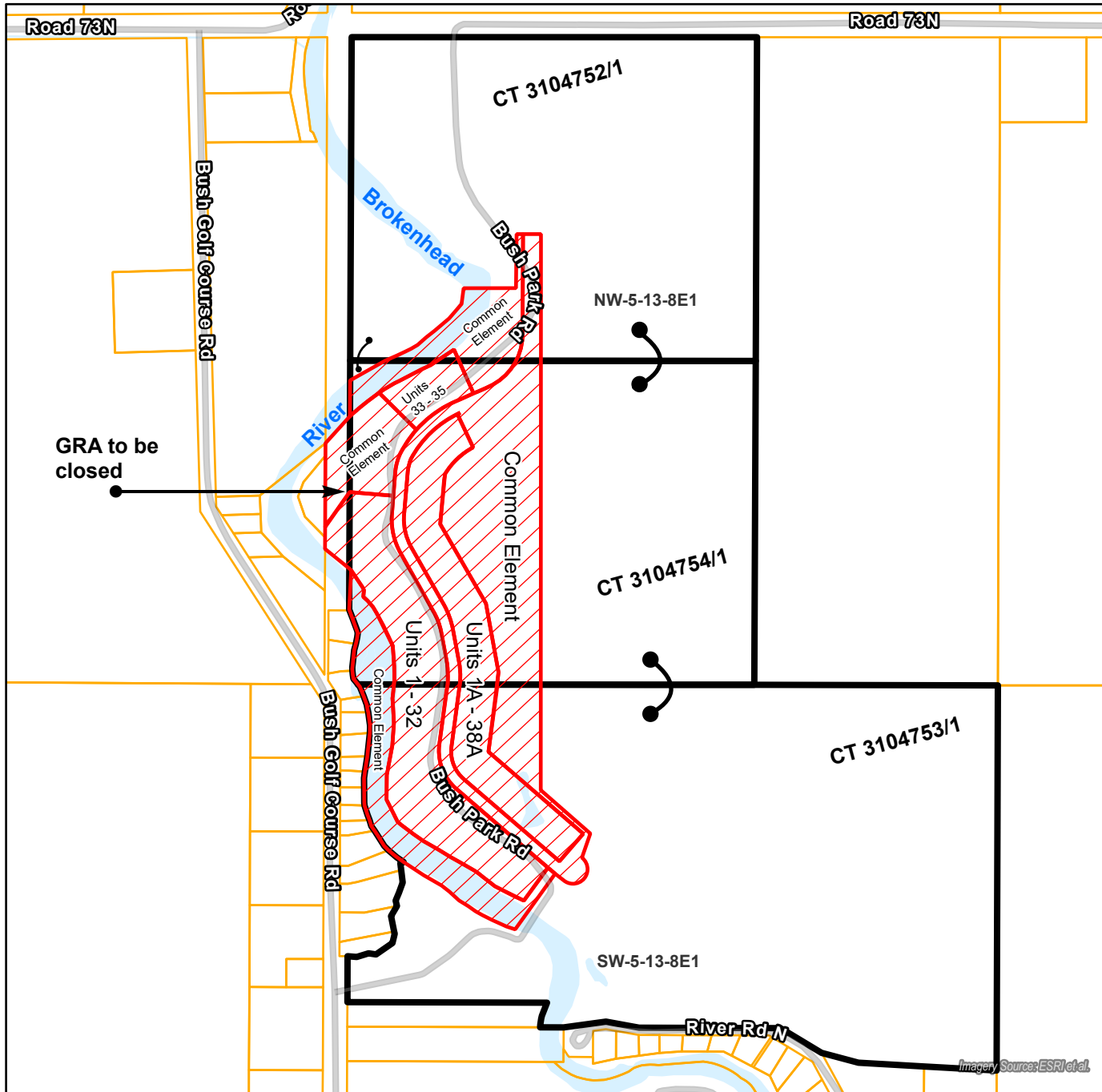
Tp. 12

Existing Title



Proposed Subdivision- RM of Brokenhead

Part of W 1/2 5-13-8 EPM



Legend

- Assessment Parcels
- Title Boundary
- Proposed Subdivision

File Number:

Date: March 20, 2024

4110-22-7640

Applicant:

Brett Steffes & Gavin Fuerst

Notes:

CT Nos. 3104752/1 3104753/1 3104754/1
 Roll Nos. 400900 / 401000 / 401400
 Total Area = 181.82 acres

Proposed Lots: Approximately 17.73 acres
 Units 1-35 = Ranges from 8,712 sq.ft to 33, 976 sq. ft

Units 1A - 38A = Ranges from 7,405.2 sq.ft to 13,068 sq.ft

Common Elements = +/- 24.79 acres

Consolidated Residual Lot = +/- 138.1 acres

Development Plan Designation:
 Seasonal/Recreational Area
 "RR" Rural Residential Area

Zone:
 "RS" Seasonal Recreation Zone
 "RR" Rural Residential Zone

X

Approving Authority

Date



Proposed Subdivision- RM of Brokenhead

Part of W 1/2 5-13-8 EPM



Legend

- Assessment Parcels
- Title Boundary
- Proposed Subdivision

File Number:

Date: March 20, 2024

4110-22-7640

Applicant:

Brett Steffes & Gavin Fuerst

Notes:

CT Nos. 3104752/1 3104753/1 3104754/1
 Roll Nos. 400900 / 401000 / 401400
 Total Area = 181.82 acres

Proposed Lots: Approximately 17.73 acres
 Units 1-35 = Ranges from 8,712 sq.ft to 33, 976 sq. ft

Units 1A - 38A = Ranges from 7,405.2 sq.ft to 13,068 sq.ft

Common Elements = +/- 24.79 acres

Consolidated Residual Lot = +/- 138.1 acres

Development Plan Designation:
 Seasonal/Recreational Area
 "RR" Rural Residential Area

Zone:
 "RS" Seasonal Recreation Zone
 "RR" Rural Residential Zone

X

Approving Authority

Date



4110-22-7640

1 Registered Owner(s) Applicant

Name(s): Rivers Edge Land (2021) Ltd.

Name(s): Gavin Fuerst

Address: B28 G420 R4

Brett Steffes

Address: 167 Zielke Dr.

City/Town/Village: Beausejour

B28 G420 RR4

City/Town/Village: Beausejour

Province: MB

Province: MB

Postal Code: R0E0C0

Postal Code: R0E0C0

Email: gavin4274@gmail.com; steffeselectric@gmail.com

Email: gavin4274@gmail.com; steffeselectric@gmail.com

Phone (daytime): (204)485-5651

Phone (daytime): (204)268-4274

Cell Phone: (204)268-4274

Cell Phone: (204)485-5651

Your File No.: _____

2 Declaration

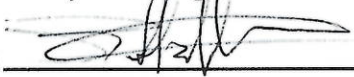
I, Gavin Fuerst hereby certify that I

am the registered owner of the land proposed for subdivision

OR

am authorized to act as the registered owner

and I hereby affirm that all statements contained within this application are complete and true, and I make this declaration conscientiously believing it to be true.

Registered Owner(s) signature: 

Date: Dec 24th

Applicant signature: 

Date: Dec 24th

3 Lawyer Contact Information (if applicable)

Name: _____

Firm: _____

Address: _____

Your File No.: _____

City/Town/Village: _____

Province: _____ Postal Code: _____

Email: _____

Phone: _____

4 Land to be Subdivided

Municipality: RM of Brokenhead Roll Number: 400900, 401000, 401400

Civic Address (if any): _____

Lot or Parcel No.: _____ Block No.: _____ Plan No.: _____

Part of NW NE SW SE 1/4 of Section 5 Township 13 Range 8 East West
of the Principal Meridian

OR

River Lot No.: _____ Parish or Settlement: _____

5 Existing Land Use

a. What is the land currently used for? (check all that apply)

agriculture

i. Is there a livestock operation? yes no

Type of livestock: _____ Number of animal units or animals: _____

Distance to nearest property boundary: _____

ii. Is there a manure storage facility? yes no

Distance to nearest property boundary: _____

commercial

industrial

other (ex: woodland) golf course

residential (including cottages)

single family

multiple family

A manure storage facility means a structure, earthen storage facility, molehill, tank or other facility for storing or treating manure.

b. Are there existing buildings on this land? yes no

Tip: Show the location and type of all permanent buildings and onsite wastewater management systems. Show the distances to the closest new property boundary on the surveyor's subdivision application map.

6 Proposed Land Use

a. Is this a multi-phase development? yes no

If yes, how many phases? _____

Is this a multi-lot development? yes no

If yes, how many lots? 70

b. What is the intended use of the proposed lot(s)? (Check all that apply)

agriculture

commercial

industrial

other Golf Course

residential

single family

multiple family

c. Are there existing buildings on the proposed lot(s)? yes no

d. Describe the proposed lot(s). (Check all that apply)

wooded/treed

low/swampy

cultivated

pasture

hilly

level/flat

near a waterbody (ex: lake, river, creek)

other Golf Course

e. Within 1.6 kilometres (1 mile) of the proposed lot(s) is there any of the following?
(Check all that apply)

livestock operations

If nearby, what is the type, approximate size and distance? small Horse Stable

gravel pit or quarry

historic site or structure

pipeline

airport

sewage lagoon

waste disposal ground (active or inactive)

7 Flooding and Drainage

- a. Has any part of this land been flooded? yes no don't know

If yes, describe in more detail. Certain areas are below
the 100 year flood levels.

- b. How will the proposed lot(s) be drained?

- natural storm sewer
 ditches curb and gutter

- c. Is a new private drainage works proposed? yes no

- d. Do you have a water rights licence? yes no

If yes, date issued: _____

The Water Rights Act requires a person to obtain a valid licence to control water or construct, establish, or maintain any water control works. Water control works are defined as any dike, dam, drain, drainage, culvert, etc. that temporarily or permanently alters or may alter the flow or level of water.

8 Sewer and Water Supply

Indicate in the table the type of sewage disposal and water supply that is existing for any current structures and proposed for the new lot(s) shown on the sketch attached to your subdivision application.

| Sewage Disposal | Existing Lot(s) | Proposed Lot(s) |
|------------------------|-----------------|-----------------|
| municipal sewer | 0 | |
| holding tank | 33 | |
| septic field | 2 | |
| ejector | 0 | |
| other (please specify) | | |

| Water Supply | Existing Lot(s) | Proposed Lot(s) |
|--|-----------------|-----------------|
| pipel water | 0 | |
| shared well (indicate number of connections) | | |
| individual well | 35 | |
| cistern | | |
| other (please specify) | | |

For details on water supplies, refer to the *Planning Resource Guide: Subdivision in Manitoba* available online.

9 Utilities

Electrical power is: existing proposed not required not available

Natural gas is: existing proposed not required not available

Telephone service is: existing proposed not required not available

Utilities may still require an easement agreement for any existing facilities.

10 Access

a. Current access (ex: driveway, lane) to the lot is by (and check all that apply):

- municipal road
- provincial road # _____
- provincial trunk highway # _____
- no access

Show existing and proposed driveways on the surveyor's subdivision application map.

b. Will the lot(s) require a new driveway? yes no

If yes, new access to the lot will be by:

- municipal road
- provincial road # _____
- provincial trunk highway # _____
- no access

c. Will the driveway be shared? yes no

d. Will a new public road be created? yes no

11 Reason for Application and Other Comments

Indicate the reason for making this application and provide any other information you think may be helpful.

See attached document.

Reason for Application:

The existing leased land constitutes 35 homes on 35 lots which has been yearly leased since the 1970s. Through the last five years, there has been three different ownership groups. This alone has caused anxiety of the Leasees not knowing what would be happening with their homes.

Developing this area into a bareland condominium will provide the people living here the peace of mind in owning and managing their own properties and the ability to obtain a proper mortgage, which the current leasees cannot do.

The benefit of a new structurally sound road, that will be built to emergency vehicles standards, making it easier to maintain and withstand all weather conditions.

Purchasing into this bareland condominium will provide homeowners their current lot, as well as a "B" lot for future building opportunities.

The current Leasees have been briefed on this opportunity by the ownership group and the vast majority were in favor of it. We are being fully transparent with the Leasees of this process and working with their ongoing feedback of this property.

STATUS OF TITLE

Title Number **3104754/1**
Title Status **Accepted**
Client File **7451181 MB 71342-001**



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

RIVERS EDGE LAND (2021) LTD.

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

LEGAL SUBDIVISION 12 AND
W 1/2 OF W 1/2 OF LEGAL SUBDIVISION 11 OF SECTION 5-13-8 EPM
EXC PLAN 67578 WLTO

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

2. ACTIVE INSTRUMENTS

Instrument Type: **Caveat**
Registration Number: **2523771/1**
Instrument Status: **Accepted**

Registration Date: 2000-09-05
From/By: MTS COMMUNICATIONS INC.
To: WILLIAM F. JOHNSTONE, AS AGENT

Amount:
Notes: WLY 12 MTRS PERP OF LS 12
Description: RIGHT-OF-WAY AGREEMENT

Instrument Type: **Caveat**
Registration Number: **5238196/1**
Instrument Status: **Accepted**

Registration Date: 2020-11-27
From/By: THE RURAL MUNICIPALITY OF BROKENHEAD
To: DAVID L. MOORE as agent

Amount:
Notes: No notes
Description: Development agreement

3. ADDRESSES FOR SERVICE

RIVERS EDGE LAND (2021) LTD.
27 Panorama Drive
Box 1727
Beausejour MB
ROE 0C0

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Winnipeg

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS

3098869/1 All

8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS

No real property application or grant information

9. ORIGINATING INSTRUMENTS

| | |
|----------------------|------------------------------|
| Instrument Type: | Transfer Of Land |
| Registration Number: | 5259754/1 |
| Registration Date: | 2021-02-01 |
| From/By: | 7451181 MANITOBA LTD. |
| To: | RIVERS EDGE LAND (2021) LTD. |
| Consideration: | \$932,404.00 |

10. LAND INDEX

NW 5-13-8E
LS 12 & W 1/4 OF LS 11 EXC PLAN 67578

**CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 3104754/1**

STATUS OF TITLE

Title Number **3104753/1**
Title Status **Accepted**
Client File 7451181 MB 71342-001



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

RIVERS EDGE LAND (2021) LTD.

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

THE SW 1/4 OF SECTION 5-13-8, EPM
EXC FIRSTLY: PLANS 15157 WLTO, 17417 WLTO, 22080 WLTO AND 67578 WLTO
SECONDLY: RD PL 3147 WLTO
AND THIRDLY: ALL THAT PORTION OF THE SLY 1100 FT OF SAID
SW 1/4 WHICH LIES TO THE SOUTH AND WEST OF PLAN 22080 WLTO

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

2. ACTIVE INSTRUMENTS

Instrument Type: **Caveat**
Registration Number: **5238196/1**
Instrument Status: **Accepted**

Registration Date: 2020-11-27
From/By: THE RURAL MUNICIPALITY OF BROKENHEAD
To: DAVID L. MOORE as agent

Amount:
Notes: No notes
Description: Development agreement

3. ADDRESSES FOR SERVICE

RIVERS EDGE LAND (2021) LTD.
27 Panorama Drive
Box 1727
Beausejour MB
ROE OCO

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Winnipeg

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS

3098868/1 All

8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS

No real property application or grant information

9. ORIGINATING INSTRUMENTS

Instrument Type: **Transfer Of Land**

Registration Number: **5259754/1**

Registration Date: 2021-02-01

From/By: 7451181 MANITOBA LTD.

To: RIVERS EDGE LAND (2021) LTD.

Consideration: \$932,404.00

10. LAND INDEX

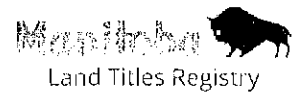
SW 5-13-8E

PT EXC PL 3147, 15157, 17417, 22080 & 67578

**CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 3104753/1**

STATUS OF TITLE

Title Number **3104752/1**
Title Status **Accepted**
Client File 7451181 MB 71342-001



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

RIVERS EDGE LAND (2021) LTD.

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

LEGAL SUBDIVISION 13 AND THE
W 1/2 OF THE W 1/2 OF LEGAL SUBDIVISION 14 OF SECTION 5-13-8 EPM.

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

2. ACTIVE INSTRUMENTS

No active instruments

3. ADDRESSES FOR SERVICE

RIVERS EDGE LAND (2021) LTD.
27 Panorama Drive
Box 1727
Beausejour MB
R0E 0C0

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Winnipeg

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS

2906231/1 All

8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS

No real property application or grant information

9. ORIGINATING INSTRUMENTS

Instrument Type: **Transfer Of Land**
Registration Number: **5259754/1**

Registration Date: 2021-02-01
From/By: 7451181 MANITOBA LTD.
To: RIVERS EDGE LAND (2021) LTD.
Consideration: \$932,404.00

10. LAND INDEX

NW 5-13-8E
LS 13 AND W 1/2 OF W 1/2 OF LS 14

**CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 3104752/1**