

Approved as to form - Registrar General - Registration No. 2004240
 Where an instrument is registered that does not conform with the form of the instrument prescribed by regulation, the Registrar General and the District Registrar disclaim liability for loss resulting from the non-conformance.

Manitoba
 Finance
 Land Titles

MORTGAGE Form 11.4

District of WINNIPEG Mortgage Encumbrance Mortgage of Mortgage/Encumbrance

ESTATE AFFECTED Freehold Leasehold

1. MORTGAGOR/GRANTOR OF ENCUMBRANCE (Encumbrancee) include address and postal code
 ROBERT JAMES RETTIE and MARGARET MARILYN RETTIE of Box 11, Site 8, R.R.#2
 Okotoks, Alberta T1B 1B2 as joint tenants

COVENANTOR (if any) include address and postal code
 REDQUEST DEVELOPMENTS LTD. Box 11, Site 8 R.R.#2, Okotoks AB T1B 1B2 see schedule

2. LAND DESCRIPTION

Parcel One: SP Lot 14, Plan 15531 WLTO excepting thereout all mines and minerals in SW 1/4 Section 15-17-7 EPM
 NIL ALL CT. 2126052 90

Parcel Two: All that portion of SW 1/4 15-17-7 EPM taken for Rly Right-of-Way, Plan 2043 WLTO
 NIL ALL CT. 2126054 90

Parcel Three: All that portion of SE 1/4 15-17-7 EPM taken for Rly Right-of-Way, Plan 2045 WLTO
 NIL ALL CT. 2126058 90

Parcel Four: All that portion of South-East Quarter of Section Sixteen in the Seventeenth Township and Seventh Range East of the Principal Meridian in Manitoba lying to the South-West of the South-Western limit of the land taken for the right-of-way of the Canadian Northern Railway, as said Right-of-Way is shown on a plan filed in the Winnipeg Land Titles Office as No. 2046.
 NIL ALL CT. 2126059 90

TITLE NUMBER(S) 1799389, 1140528, 1140524 and C75826

MORTGAGE/ENCUMBRANCE NUMBER(S) see schedule

3. MORTGAGEE/ENCUMBRANCER include address and postal code
 FARM CREDIT CANADA, Suite 1200, 10250-101 Street, Edmonton, Alberta T5J 3P4

OK 90

4. NAME AND ADDRESS OF MORTGAGEE/ENCUMBRANCER FOR SERVICE include postal code
 SAME AS ABOVE see schedule

5. TERMS

The following terms are incorporated herein:

(a) Standard Charge Mortgage Terms filed as Number 2624177 name Farm Credit Canada

(b) The terms attached hereto as schedule(s)

In this instrument, unless otherwise specified, "herein" means this instrument, all schedules to this instrument and the terms referred to in Box 5.

Where there is insufficient space in this form for all signatures, one or more Mortgagors may sign the schedule identified in Box 7 and attached hereto and/or one or more Covenantors may sign the schedule identified in Box 8 and attached hereto, and such signature or signatures shall bind and obligate the person or persons so signing to the terms herein in the same manner as if such person or persons had signed this form.

6. PAYMENT PROVISIONS.

(a) Principal Amount \$ 225,000.00 (b) Interest Rate 18 % per annum (c) Calculation half-yearly not in advance see schedule

(d) Interest Adjustment Date Y M D 2005 10 01 (e) Payment Date and Period monthly (f) First Payment Date Y M D 2005 11 01

(g) Last Payment Date Y M D 2010 10 01 (h) Amount of Each Payment Dollars \$ 1,388.84

(i) Balance Due Date Y M D 2010 10 01 Guarantee Mortgage

Additional Provisions

LTO USE ONLY

FEE'S CHECKED	REFUND AMOUNT
Certificate of Registration	
Registered this date <u>Oct 24/05</u>	
as No. <u>3207153</u>	
I certify that the within instrument was registered in the <u>WPG</u> Land Titles Office and entered on Title No. <u>2126052, 2126058, 2126054, 2126059</u>	
For District Registrar	



3207153

The Registrar General provides that the mortgagee can obtain free of charge a statement of the debts secured by this mortgage once every twelve months, for as needed for pay off or sale.

MAR 08 2011

The District Registrar hereby certifies that this is a true copy of a record maintained in the public records of The Property Registry of Manitoba

ALL CT 2126052 90
 ALL CT 2126054 90
 ALL CT 2126058 90

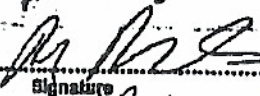
NOTE: SCHEDULES INCLUDED HEREBY ARE HEREAFTER APPLICABLE TO THIS INSTRUMENT AND TO BE READ AS INCORPORATED INTO THE INSTRUMENT. THE INSTRUMENT SHALL BE VOID AND OF NO EFFECT UNLESS ALL SUCH SCHEDULES ARE INCORPORATED INTO THE INSTRUMENT.


7. SIGNATURE OF MORTGAGOR/ENCUMBRANCEE see schedule

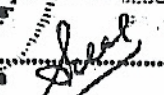
- Strike out inappropriate information(s) and initial*
- I am entitled to be an/the owner of the Land/Mortgage/Encumbrance of the land.
 - As security for performance of all my obligations herein, I hereby mortgage/encumber to the Mortgagee/Encumbrancee my interest in the Land/Mortgage/Encumbrance of the land.
 - I promise to pay the principal amount and interest and all other charges and money hereby secured and to be paid by or for the mortgage/encumbrancee.
 - I acknowledge receipt of a copy of this instrument and all of the terms herein.
 - I am of the full age of majority.
 - The registration of this instrument does not contravene the provisions of The Farm Lands Ownership Act because:
 - the within land is not farm land as defined in The Farm Lands Ownership Act.
 - the interest in the farm land is being mortgaged/encumbered pursuant to a bona fide debt obligation.
 - other (specify section of The Farm Lands Ownership Act)

7. My co-mortgagor is my spouse or common-law partner and has Homestead rights in the within land.

8. The person executing this instrument is my spouse or common-law partner and has Homestead rights in the within land.

9. *Witness* Robert James Rettie *Signature* 

10. *Witness* Margaret Marilyn Rettie *Signature* 

Witness Charles A. Dixon *Signature* 

DATE		
Y	M	D
05	10	17
05	10	17


attach affidavit of subscribing witness if the witness is other than an officer as defined in subsection 7(4) of The Real Property Act.


8. TYPE OF PROPERTY Residential Farm Commercial

9. SIGNATURE OF COVENANTOR see schedule

I acknowledge receipt of a copy of this instrument and all of the terms herein and I agree to perform my obligations herein.

REDQUEST DEVELOPMENTS LTD.

Witness Robert James Rettie *Signature* 

Witness Margaret Marilyn Rettie *Signature* 

DATE		
Y	M	D
05	10	17
05	10	17

10/11. HOMESTEADS ACT CONSENT TO DISPOSITION AND ACKNOWLEDGEMENT

Note: For consent by the mortgagor for surviving common-law partner, see section 22 of The Homesteads Act.

I, the spouse or common-law partner of the Mortgagor/Encumbrancee, consent to the disposition of the homestead owned by the mortgagor and acknowledge that:

- I am the surviving common-law partner of the mortgagor/encumbrancee and I am entitled to acquire homestead rights in the property, or
- A recent common-law partner of the mortgagor/encumbrancee acquired homestead rights in the property but those rights have been released or terminated in accordance with The Homesteads Act.

2. I am aware that The Homesteads Act does not give me a life estate in the homestead and that I have the right to prevent the disposition of the homestead by withholding my consent.

3. I understand that the effect of my consent is to give up my life estate in the homestead to the extent necessary to give effect to this disposition.

4. I execute this consent apart from my spouse or common-law partner freely and voluntarily without any compulsion on the part of my spouse or common-law partner.

Name of Spouse or Common-Law Partner: _____ Signature of Spouse or Common-Law Partner: _____

Signature of Witness: _____

DATE		
Y	M	D

A Notary Public in and for the Province of Manitoba
 A Commissioner for Oaths in and for the Province of Manitoba
 My commission expires: _____
 Or other person authorized to take affidavits under The Manitoba Evidence Act (Specify)

12. INSTRUMENT PREPARED BY *include address and postal code*
 J. David George & Associates
 108 Regent Avenue East
 WINNIPEG MB R2C 0E1

13. ENCUMBRANCES, LIENS AND INTERESTS - The within document is subject to instrument number(s)
 NIL

14. INSTRUMENT PRESENTED FOR REGISTRATION BY *include address, postal code, contact person and phone number*
 J. David George & Associates - Attn: David George
 108 Regent Avenue East, Winnipeg, Manitoba, R2C 0C1 Phone: 982-7500

Webb, Bruce (CON)

From: kiffd@mymts.net on behalf of Chris D [kiffd@mts.net]
Sent: December-15-10 8:34 PM
To: Webb, Bruce (CON)
Cc: John Bartlett @ home
Subject: RE: File 5486.00 - Rettie Boat Access - engineered survey map discovered
Attachments: Hadfiled Subdivision Plan - Jan 1999.pdf; GR_Beconia_100225b.pdf

Good Day, Bruce

Please find attached the survey mentioned below. Also attached is a map provided to the EBCC by Lloyd Talbot of SDAPB earlier this year.

Please contact John Bartlett at jonbart-41@hotmail.com should you require any further information or clarification as I am away until the New Year.

-----Original Message-----

From: Webb, Bruce (CON) [<mailto:Bruce.Webb@gov.mb.ca>]
Sent: December 15, 2010 10:49 AM
To: Chris D
Subject: RE: File 5486.00 - Rettie Boat Access - engineered survey map discovered

No problem – due to the volume of material received on this project and due to other projects that I'm working on, I'm making slow progress on reviewing and consolidating the comments I have received. Please feel free to send me additional material that you have pertaining to the project once you have returned.

I should note that I'm required to review the project as presented by the proponent, regardless of whatever previous plans for the property were made by the present or previous owners. Plans can change over time depending on the circumstances. We address future changes by requiring that significant alterations be approved in advance – this happens with many kinds of projects that we issue licences for.

Bruce.

From: kiffd@mymts.net [<mailto:kiffd@mymts.net>] **On Behalf Of** Chris D
Sent: December-06-10 9:06 PM
To: Webb, Bruce (CON)
Subject: File 5486.00 - Rettie Boat Access - engineered survey map discovered

Good Day, Bruce

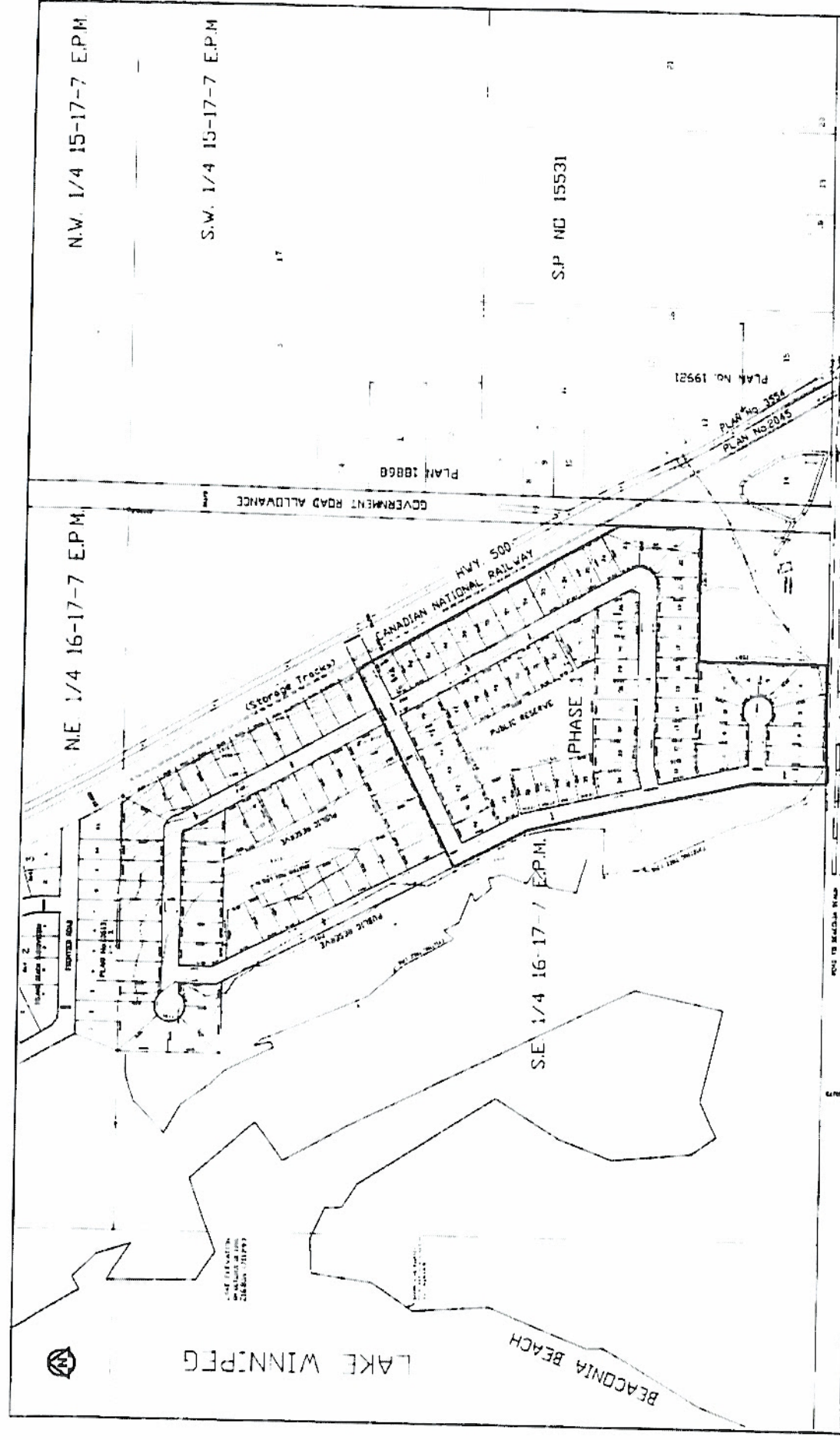
Digging through old cartons in a rural basement has resulted in the discovery of an an engineered, fully surveyed map of the proponent's property. The map was commissioned by the previous owner of the property. It was produced in January 1989 and based on surveys conducted in the fall of 1988. It includes elevations, property boundaries, drainage flows etc. Everything you would expected of a subdivision plan fully surveyed and completed by a Registered Professional Engineer in the Province of Manitoba. It is interesting to note the contrasts and discrepancies between this map and the map submitted by Lloyd Talbot of SDAPB.

I am aware that the submission deadline was Nov 22. However, it is also a matter of record that several lengthy extensions were granted to the proponent - and even then their "final" submission was incomplete due to the omission of appendix 6.

Please advise if an amendment/addition to my submission will be granted and included as part of this EAP process.

I look forward to your response as soon as possible. Please note I am out of the country December 8-11 and December 15-28.

Regards
Chris Davis



NE 1/4 16-17-7 E.P.M. NW 1/4 15-17-7 E.P.M.
 SE 1/4 16-17-7 E.P.M. SW 1/4 15-17-7 E.P.M.

GOVERNMENT ROAD ALLOWANCE GOVERNMENT ROAD ALLOWANCE

PLAN OF SUBDIVISION BEACONIA BEACH RESORT AGREEMENT DRAWING PROPOSED SUBDIVISION PHASE 1 R.M. of ST. CLEMENTS BEACONIA, MANITOBA		PLAN NO. 19921	DRAWING 01
ENGINEER'S SEAL 		PREPARED BY L.P. CLEMENTS	CHECKED BY L.P. CLEMENTS
DATE 1988	SCALE 1" = 200'	DATE 1988	DATE 1988
SHEETS 1 OF 1	SHEETS 1 OF 1	SHEETS 1 OF 1	SHEETS 1 OF 1

BEACONIA BEACH
 LAKE WINNIPEG

