



PROVINCE OF BRITISH COLUMBIA

**Ministry of Forests, Lands, Natural
Resource Operations and Rural
Development**

IN THE MATTER OF TREE FARM LICENCE NUMBER 53

INSTRUMENT NUMBER 3

Amendment

THIS AGREEMENT is made effective the 22ND day of SEPT., 2017.

BETWEEN:

HER MAJESTY THE QUEEN IN RIGHT
OF THE PROVINCE OF BRITISH COLUMBIA,
as represented by the MINISTER OF FORESTS, LANDS,
NATURAL RESOURCE OPERATIONS AND RURAL
DEVELOPMENT
PO BOX 9049 STN PROV GOVT
VICTORIA, BRITISH COLUMBIA
V8W 9E2
Phone: 250-387-6240 Fax: 250-387-1040
(the "Minister")

AND:

DUNKLEY LUMBER LTD.
PO BOX 173
PRINCE GEORGE, BRITISH COLUMBIA
V2L 4S1
Fax: 250-998-4558
(the "Licensee")

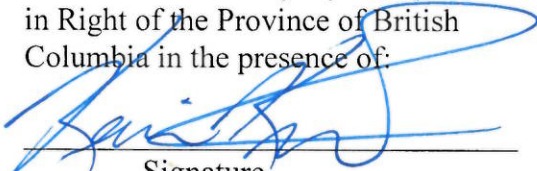
WHEREAS:

- A. The Licensee is the holder of Tree Farm Licence 53, dated September 1, 2009.
- B. The Licensee has provide consent on December 5, 2016, to amend Tree Farm Licence 53 in accordance with section 39.1 of the *Forest Act*, by removing
- C. The Minister considers that forest management would not be compromised by the actions described in B.

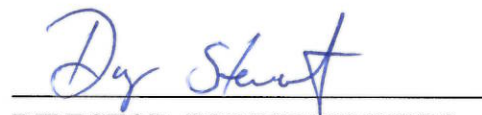
THEREFORE:

1. In accordance with Section 39.1 of the *Forest Act*, the Minister and the Licensee agree that Tree Farm Licence 53 is amended, as of the effective date of this instrument, by deleting all Schedule B Lands described on the attached map labeled TFL 53 Instrument 3 – *Forest Act* Section 39.1 Deletion.
2. For the purpose of Section 8 of the Allowable Annual Cut Administration Regulation, the allowable annual cut of the area deleted under 1 above is 0 m³/year.

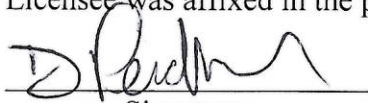
SIGNED, SEALED and DELIVERED by)
The Director of FOREST TENURES)
BRANCH on behalf of the Minister of)
Forests, Lands, Natural Resource)
Operations and Rural Development)
on behalf of Her Majesty the Queen)
in Right of the Province of British)
Columbia in the presence of:)


Signature)

Kevin Kilpatrick
Printed Name)


DIRECTOR, FOREST TENURES
BRANCH, Ministry of Forests,
Lands, Natural Resource Operations
and Rural Development

THE COMMON SEAL (C/S) of the)
Licensee was affixed in the presence of:)


Signature)

Doug Perdue
Printed Name)

(or))

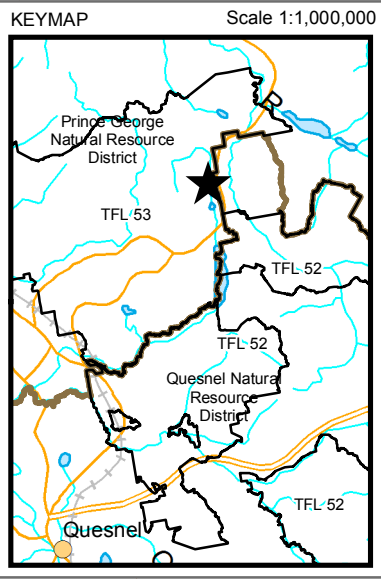
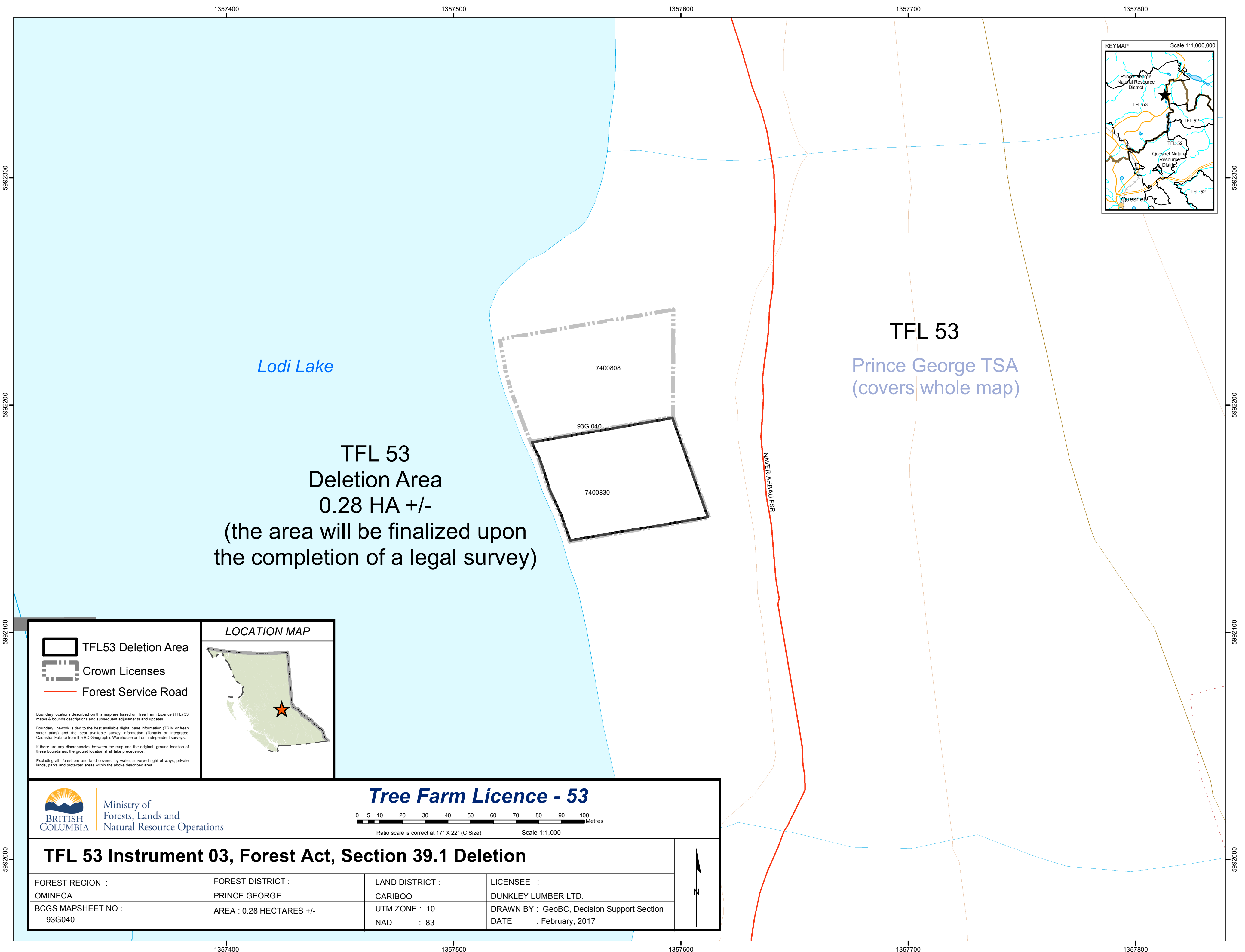
SIGNED by the Licensee in the presence of:)



Signature)


Doug Perdue
Printed Name)



Licensee

ROBERT NOUAK - PRESIDENT
Printed Name and Title



**TFL53 Deletion Area**

**Crown Licenses**

**Forest Service Road**


Boundary locations described on this map are based on Tree Farm Licence (TFL) 53 metes & bounds descriptions and subsequent adjustments and updates.


Boundary linework is tied to the best available digital base information (TRIM or fresh water atlas) and the best available survey information (Tantails or Integrated Cadastral Fabric) from the BC Geographic Warehouse or from independent surveys.

If there are any discrepancies between the map and the original ground location of these boundaries, the ground location shall take precedence.


Excluding all foreshore and land covered by water, surveyed right of ways, private lands, parks and protected areas within the above described area.

LOCATION MAP






Tree Farm Licence - 53



Ratio scale is correct at 17" X 22" (C Size) Scale 1:1,000

TFL 53 Instrument 03, Forest Act, Section 39.1 Deletion

FOREST REGION : OMINECA	FOREST DISTRICT : PRINCE GEORGE	LAND DISTRICT : CARIBOO	LICENSEE : DUNKLEY LUMBER LTD.
BCGS MAPSHEET NO : 93G040	AREA : 0.28 HECTARES +/-	UTM ZONE : 10 NAD : 83	DRAWN BY : GeoBC, Decision Support Section DATE : February, 2017



LAND USE REPORT

OM - LAND MGMNT - NORTHERN SERVICE REGION

File:	7400808	Inspected Date:	October 28, 2016
Reported By:	Chris David	Report Date:	August 16, 2017
Phone Number:	778-693-3017	Complexity Level:	2
Applicant:	TYLER JAMES NEILSON 892 Clare Cr Prince George, BC V2M 7E3		

Decision: The application is allowed.

Application Type:	New	LMM Policy:	Residential
Purpose:	Residential	Sub-Purpose:	Recreational Residential
Type:	Crown Grant	Sub-Type:	Direct Sale
Commencement Date:	To be determined by PA	Term:	Indefinite
Purpose Statement:	The applicant would like to purchase the lot for recreational purposes		

BCGS Map Sheet:	93G040
Air Photo No.:	No Record Found
Application Area:	0.3 Ha.
Recommended Area:	0.3 Ha.
Location:	Lodi Lake

Legal Description:	UNSURVEYED CROWN LAND FRONTING ON LODI LAKE, CARIBOO DISTRICT. As outlined in red
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Referral Agencies/ Analysis:

- **FLNRO – Ecosystem:** No objection to approval of project
- **FLNRO – DPG:** No objection to approval of project. Applicant should be aware that any new connection to the FSR will require an access permit. They also requested that the applicant acquire an OLTC or FUP prior to felling any timber however the timber will be included in the purchase price so the applicant will only need a private timber mark if they chose to transport the timber. No forestry authorization would be required. The information required for the removal of the land from the TFL was submitted to Kevin Killpatrick on August 16, 2017, see email on file.
- **FLNRO – TPG:** No objection to approval of project
- **MOTI:** No objection to approval of project because the grant satisfactorily reserves any obligation from the Crown to provide access to the land by any Transportation Act road
- **CRD:** The CRD recommended refusal of project due to zoning however when checked the lot is properly zoned for this use. The CRD had no objection to the sale of the neighboring lot. An email was sent to the CRD requesting clarification of the referral response. After discussion with the

CRD it was determined that the zoning for the land doesn't permit the applied for use however due to the historic use of the lot and the fact they supported the sale of the neighboring lot they agreed to change to zoning as per email from Francesca Sanna on August 8th, 2017.

Clearance and Other Conflicts:

- The AOI is within two mineral/placer/coal reserves held by the province of British Columbia. **No conflict** as no subsurface rights would be conveyed through this disposition
- The AOI is within a guide outfitter territory and a trapline area. **No conflict** is expected as the existing license for recreational purposes has been in place since the mid- 60's. This proposal would not cause any changes to the guide outfitter or the trapper's operation.

Site Information:

The AOI is located on the eastern shore of Lodi Lake. The site is approximately 122km south east of Prince George and is accessed via highway 97 south and then the Naver forest service road. The only other lot on Lodi Lake is directly south of the AOI and was offered for sale in the spring of 2017. The entire West side of the lake is covered by a forestry recreation site. The applicants have been made aware that there are no guarantees to the continued maintenance of forest service roads.

The lot would be considered a B+ lot. The lot is quite steep which limits the amount of building area near the forest service road however as you approach the waters natural boundary the lot flattens out to provide ample building space. The water frontage is very level and has a nice beach. The timber on site is composed mostly of mature Spruce and Balsam with a minor amount of Douglas Fir. There is minimal amount of timber approximately 50m³ or less, timber value is included in the purchase price. The site is well kept. The applicants do not draw water from the lake and have an outhouse which meets the lake setback requirements.

The AOI is within the tree farm license 53 which is held by Dunkley Lumber. Doug Purdue, chief forester for Dunkley Lumber, was contacted and had no concerns with the sale of the lot, refer to August 15, 2017

Valuation

The direct comparison method was used for this appraisal. A combination of market sales and the BC assessment value were used to determine the market value of the subject property. The comparable chosen were all sales from 2012 or more recent. These sales were chosen as comparable because they are a similar distance from the highway, they have some water frontage, they have the same zoning and the same availability of utilities. The comparable chosen are all 2-2.5ha in area whereas the subject property is 0.5ha. Despite the larger total area, the comparable sales were very similar in terms of building area, as they all had large areas of swamp/marsh land. Another factor that offsets the larger area is the access to the lake. All of the comparable are adjacent to smaller creeks as opposed to a nice lake similar to the subject property. All comparable were given equal weight. When the sale prices of the comparable were averaged the resulting price is \$21,350. The assessed value of the subject property for 2017 is \$19,200.

When all the relevant information was taken in to account, it was determined that the purchase price of **\$25,000** was an accurate estimate of market value.

Timber is included in the purchase price

A legal survey will be required for the sale. As per policy the crown will provide an allowance for up to 50% of the cost of the survey.

First Nation

A letter explaining the application was sent to all First Nations that have claimed aboriginal rights and/or title to the AOI. The First Nations involved were the Lheidli-T'enneh band, who has been assessed as having a weak to moderate claim to rights and a weak claim to title. The Lhtako Dene Nation who have been assessed as having a strong claim to right and a weak to moderate claim the title. Finally the Tsilhqot'in National Government who were not assessed for strength of claim. No consultation referral letter/info package was sent to the Tsilhqot'in National Government, as per Tsilqot'in Stewardship Agreement, June 1, 2014 - March 31, 2017, this consultation referral falls within Engagement Zone A. Per the Engagement Process Criteria Table, no engagement is required (does not meet Level 4 Criteria).

The Lheidli T'enneh request maps showing private land in the area and surrounding mapsheets. Maps were provided for the private land surrounding the lake but not the surrounding mapsheets, refer to CRTS recorded for detailed correspondence. No specific concerns regarding this application were received. The Lhatko Dene Nation wanted more information regarding to archeological protection once the land becomes private but had no concerns with the specific application.

Despite the fact that if successful this disposition would lead to the permanent alienation of this area, the vast majority of this lake is undeveloped and has unrestricted access. There are several other points around the lake where you could launch a boat for fishing purposes. The AOI is small enough in size that the impact to hunting would be negligible. Consultation has been carried out in good faith and the Crown's process of seeking to understand the issues and impacts was reasonable. No accommodations were proposed or offered.

Commentary:

Please provide offer of tenure subject to:

1. Tenure = Crown Grant
2. Purchase Price = \$25,000
3. Rent will continue to be payable up to the day purchase money is received by us, refund unexpired rental;
4. A legal survey will be required. As per policy the crown will provide an allowance for up to 50% of the cost of the survey.
5. Removal from Tree Farm License 53
6. Health Covenant

7. Flooding Covenant, 7.5 meters of natural boundary (same as covenant in current LoO No. 922085 section 4.1 (k), located on page 6 of document);
8. No significant change in the natural boundary;
9. Merchantable timber on the lot included in the purchase price;
10. Cancellation of License of Occupation No.922085

Signature: _____

Date: _____

Chris David, RPF
Land Officer



Land Use Report
Worksheets



Principle Based
Decision Making Tool



Land Act
Environmental Risks v



**SURVEY PLAN
SUBMISSION TO SURVEYOR GENERAL
LAND TITLE AND SURVEY AUTHORITY**

PAGE 1 OF 3 PAGES

By incorporating your electronic signature into this electronic plan, you:

- (a) represent that you are a subscriber and that you have incorporated your electronic signature in accordance with section 93.93(3) of the *Land Act*, RSBC 1996, c.245; and
(b) certify the matters set out in section 93.93(4) of the *Land Act*.

Each term used in this representation and certification is to be given the meaning ascribed to it in Part 7.2 of the *Land Act*.

**Albert Koehler
VE6RR4**

Digitally signed by Albert Koehler
VE6RR4
DN: c=CA, cn=Albert Koehler VE6RR4,
o=BC Land Surveyor, ou=Verify ID at
www.juricert.com/LKUP.cfm?
id=VE6RR4
Date: 2017.07.28 12:01:51 -0700

1. BC LAND SURVEYOR IDENTIFICATION: (Name, address, phone number)

Albert Koehler, BCLS

Koehler Land Surveying Inc.

201 - 1396 5th Avenue

Prince George

BC V2L 3L4

File: 20170025-CG

albert@klsinc.ca

(250) 614-9703

Document Fees: \$489.73

Commission # 974

Deduct LTSA Fees? Yes ☒

2. PLAN IDENTIFICATION:

Plan Type: Land Act

Plan Number: EPC1681

Control Number: 150-126-8511

Survey Type: Survey Plan

3. PARCEL IDENTIFICATION AND LEGAL DESCRIPTION OF PARCEL(S) AS DESIGNATED BY THE SURVEYOR GENERAL:

[PIN] [LEGAL DESCRIPTION]

90156660 District Lot 13284, Cariboo District

USE SCHEDULE

4. CERTIFICATION:

I am a British Columbia land surveyor and certify that I was present at and personally superintended this survey and that the survey and plan are correct.

The field survey was completed on: 2017 June 30 (YYYY/Month/DD)

The checklist was filed under ECR#: 201608 on this date: 2017 July 28 (YYYY/Month/DD)

5. ALTERATION: ☐

6. PLAN DATA:

This plan is a re-survey? Yes ☐ No ☒

Agency Name: Ministry of Forests, Lands and Natural Resources Agency File Number: 7400830

Agency Name: Agency File Number:

Agency Name: Agency File Number:

Survey Method: Field survey Scale: 1: 500

Surveyor's Reference: Schaeffer Crown Grant

7. EXPLANATORY NOTES:

8. PLAN CONFIRMATION:

Confirmed as the Official Plan under Section 72 of the Land Act.

(YYYY/Month/DD)

9. NOTES ADDED TO THIS PLAN BY THE SURVEYOR GENERAL:

SURVEY PLAN OF DISTRICT LOT 13284, CARIBOO DISTRICT

PLAN EPC1681

BCGS 93G,040



THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 550mm IN HEIGHT (O SIZE) WHEN PLOTTED AT A SCALE OF: 1:500.

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

GRID BEARINGS ARE DERIVED FROM DIFFERENTIAL DUAL FREQUENCY GNSS OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10 (123° WEST LONGITUDE).

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHIEVED ARE DERIVED FROM DUAL FREQUENCY GNSS OBSERVATIONS PROCESSED USING NATURAL RESOURCES CANADA'S PRECISE POINT POSITIONING SERVICE.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES, UNLESS OTHERWISE SPECIFIED, TO COMPUTE GRID DISTANCES. MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9994988. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON AN ELLIPSOIDAL ELEVATION OF 943.8 METRES.

BEARINGS TO BEARING TREES ARE MAGNETIC.

LEGEND

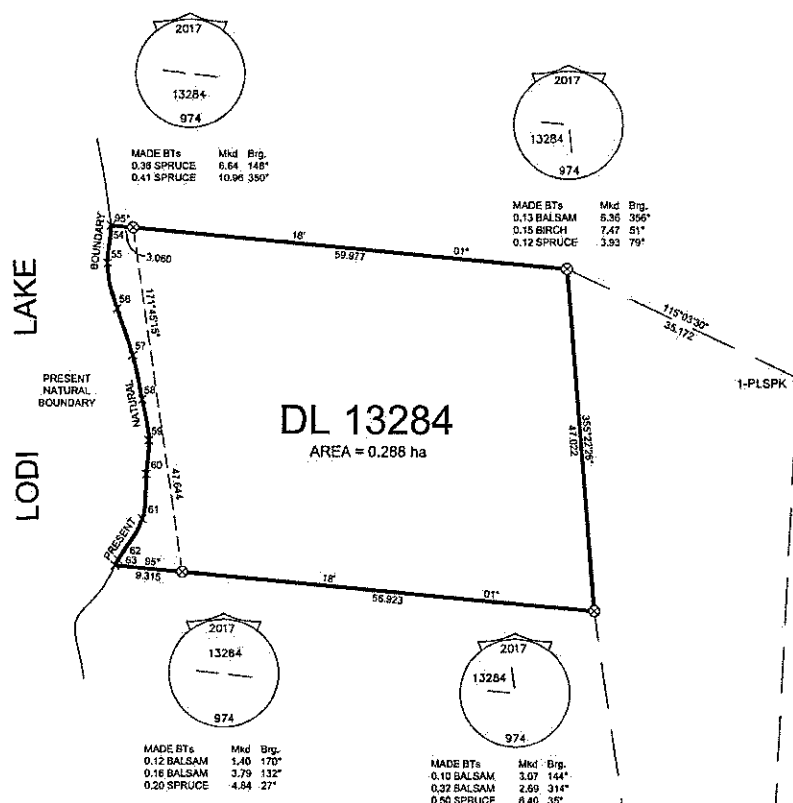
SYMBOLS	DESCRIPTION
FOUND PLACED	
⊗	STANDARD CAPPED POST
△	TRAVERSE HUB
CSF	COMBINED SCALE FACTOR
EHPA	ESTIMATED HORIZONTAL POSITIONAL ACCURACY

GEOREFERENCING POSITIONS UTM COORDINATES, ZONE 10, NAD 83 (CSRS), 2002.0				
STATION	NORTHING	EASTING	EHPA	CSF
1-PLSPK	5914389.30	561455.68	0.10	0.9994988
2-PLSPK	5914223.62	561447.58	0.10	0.9994988

NOTE: ALL BOUNDARIES ARE CUT AND BLAZED.

PRESENT NATURAL BOUNDARY - LODI LAKE UTM COORDINATES: ZONE 10, NAD 83 (CSRS), 2002.0			
PL #	NORTHING	EASTING	DESCRIPTION
54	5914410.0	561361.3	PNB
55	5914404.8	561360.8	PNB
56	5914398.5	561362.1	PNB
57	5914392.3	561364.3	PNB
58	5914386.2	561365.6	PNB
59	5914380.6	561366.6	PNB
60	5914375.9	561366.2	PNB
61	5914369.8	561365.7	PNB
62	5914364.2	561362.3	PNB
63	5914363.5	561361.9	PNB

UNSURVEYED CROWN LAND



UNSURVEYED CROWN LAND



FLNRO FILE: 7400930

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 30TH DAY OF JUNE, 2016

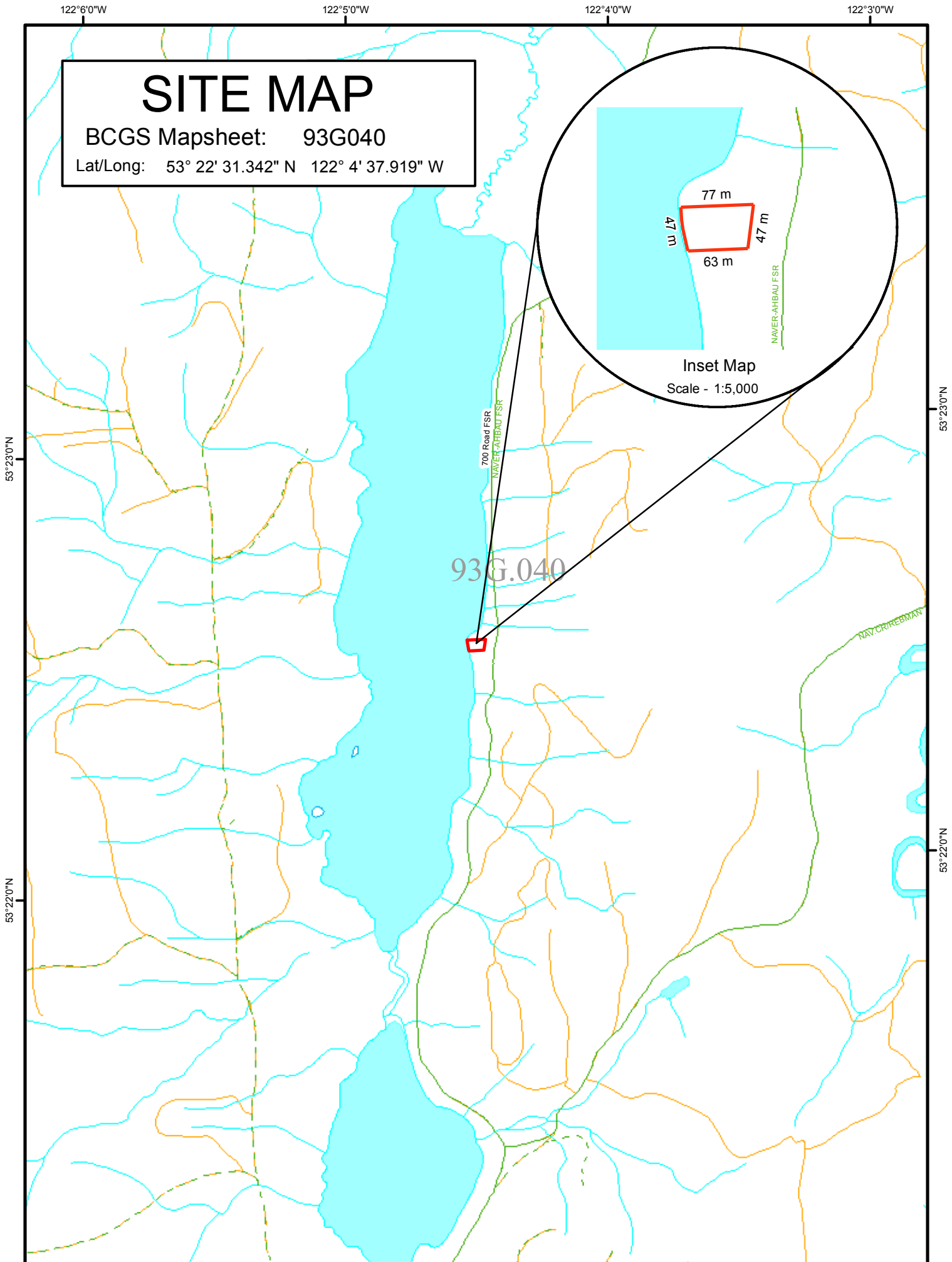
ALBERT KOEHLER, BCLS 974

THIS PLAN LIES WITHIN THE CARIBOO REGIONAL DISTRICT.

FILE: 20170025-SCHAEFFER-CG

KOEHLER LAND SURVEYING INC.
201 - 1396 5th AVENUE
PRINCE GEORGE, BC V2L 3L4
TEL: (250) 614-9703

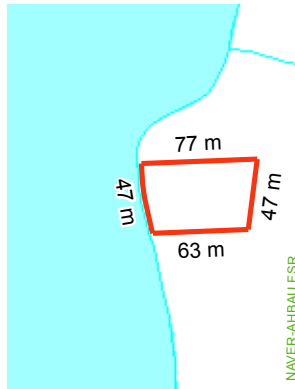
2-PLSPK



SITE MAP

BCGS Mapsheet: 93G040

Lat/Long: 53° 22' 31.342" N 122° 4' 37.919" W



Inset Map

Scale - 1:5,000

93G.040

File Number: 7400808

Site # 1 of 1 - APPLICATION Area = 0.3 Ha.

TYPE: CROWN GRANT

PURPOSE:
RESIDENTIAL

SUBTYPE: DIRECT SALE

SUBPURPOSE:
RECREATIONAL RESIDENTIAL

LOCATION: LODI LAKE

IMAGERY: N/A

Produced by
Ministry of Forests, Lands &
Natural Resource Operations
Northern Service Centre
FrontCounterBC
Date: April 10, 2017

Scale: 1:20,000 *

* if printed on 8.5X14 page

Projection: BC Albers
Datum: NAD 83

Meters

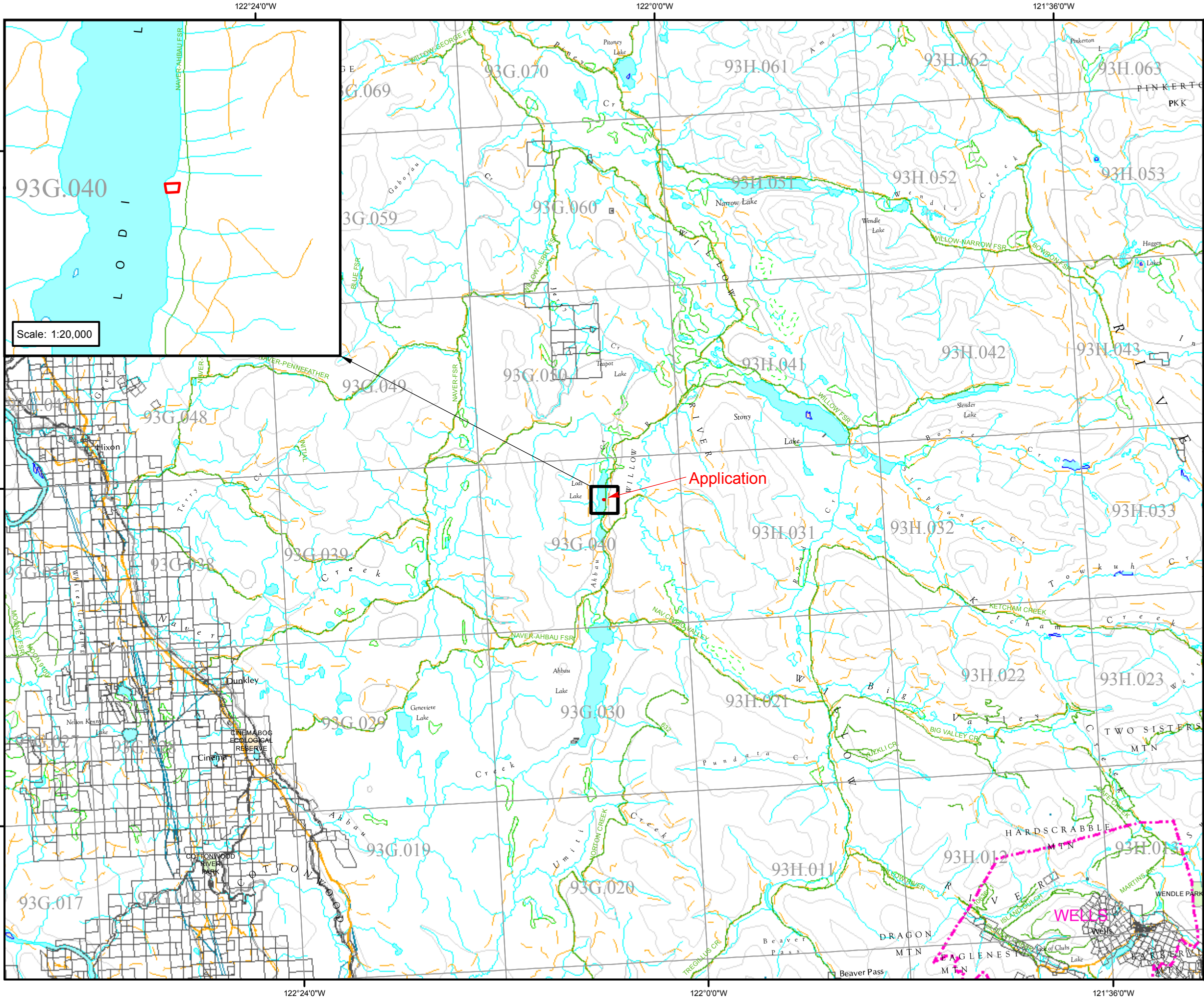
0 240 480 720



Legend

- | | |
|--------------------------|------------------------------|
| Crown Land Application | Protected Areas |
| Primary Survey Parcel | Provincial Park |
| Subdivision | Protected Area |
| Municipality | OIC Ecological Reserve |
| Surveyed Rights of Way | Recreation Area |
| Surveyed Road R/W | Base Mapping Features (20K) |
| Gas/Oil R/W District Lot | River or Stream |
| Power Transmission R/W | River or Stream - Dry |
| Gas/Oil R/W | Lake |
| Telecom R/W District Lot | Reservoir - Definite |
| Miscellaneous R/W | Glacier/Icefield |
| Transportation Corridors | Contour - 20m interval |
| Highway | Transportation - Lines (20K) |
| Railway | Airfield |
| Surveyed Road R/W | Road |
| | Forest Service Road |
| | Road Permit |
| | Trail |
| | Rail Line |

All measurements are approximate.



LOCATION MAP

File - 7400808 Area = 0.3 Ha

Client - TYLER JAMES NEILSON

Legend

Crown Land Application

Municipal Boundary

Primary Survey Parcel

Subdivision

Surveyed Rights of Way

Protected Areas

Provincial Park

Protected Area

OIC Ecological Reserve

Transportation

Highway

Railway

Surveyed Road R/W

Road

Forest Service Road

Trail

Rail Line

Water Features

Rapids

River or Stream - Definite

River or Stream - Dry

River or Stream - Indefinite

Dam - section Base

Flooded Land - Inundated

Lake - Definite

Lake - Indefinite

Lake - Intermittent

Reservoir - Definite

Glacier

Icefield

Island - Definite

Sand Bar

Contours

Contour - interval 200m

Produced by
Ministry of Forests, Lands and
Natural Resource Operations
Prince George
FrontCounterBC
Date: April 10, 2017

Scale - 1:250,000 *
* if printed on 17X11 page

0 2.5 5 7.5
Kilometers

BC Albers Projection/NAD 83

Yukon Territory Northwest Territories
Alaska
British Columbia
Omineca Natural Resource Region
Alberta
Fort St. John
Klondike
Quesnel
Williams Lake
Campbell River
Courtenay
Port Alberni
Nanaimo
Victoria
Powell River
Kamloops
Revelstoke
Merritt
Vernon
Kelowna
Penticton
Castlegar
Kimberley
Fernie
Washington Idaho Montana

Key Map of
British Columbia

122°6'0"W

122°5'0"W

122°4'0"W

122°3'0"W

SITE MAP

BCGS Mapsheet: 93G040

Lat/Long: 53° 22' 31.342" N 122° 4' 37.919" W



Inset Map
Scale - 1:5,000

93G.040

700 Road FSR

© 2016 Airbus Defence and Space, Licensed by
Planet Labs Geomatics Corp.

File Number: 7400808

Site # 1 of 1 - APPLICATION Area = 0.3 Ha.

TYPE: CROWN GRANT

PURPOSE:
RESIDENTIAL

SUBTYPE: DIRECT SALE

SUBPURPOSE:
RECREATIONAL RESIDENTIAL

LOCATION: LODI LAKE

IMAGERY: Spot 6/7 - 2014-2015

Produced by
Ministry of Forests, Lands &
Natural Resource Operations
Northern Service Centre
FrontCounterBC
Date: April 10, 2017

Scale: 1:20,000 *

* if printed on 8.5X14 page

Projection: BC Albers
Datum: NAD 83

Meters

0 240 480 720



Legend

- | | |
|---------------------------------|-------------------------------------|
| Crown Land Application | Protected Areas |
| Primary Survey Parcel | Protected Area |
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| | Trail |
| | Rail Line |

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