

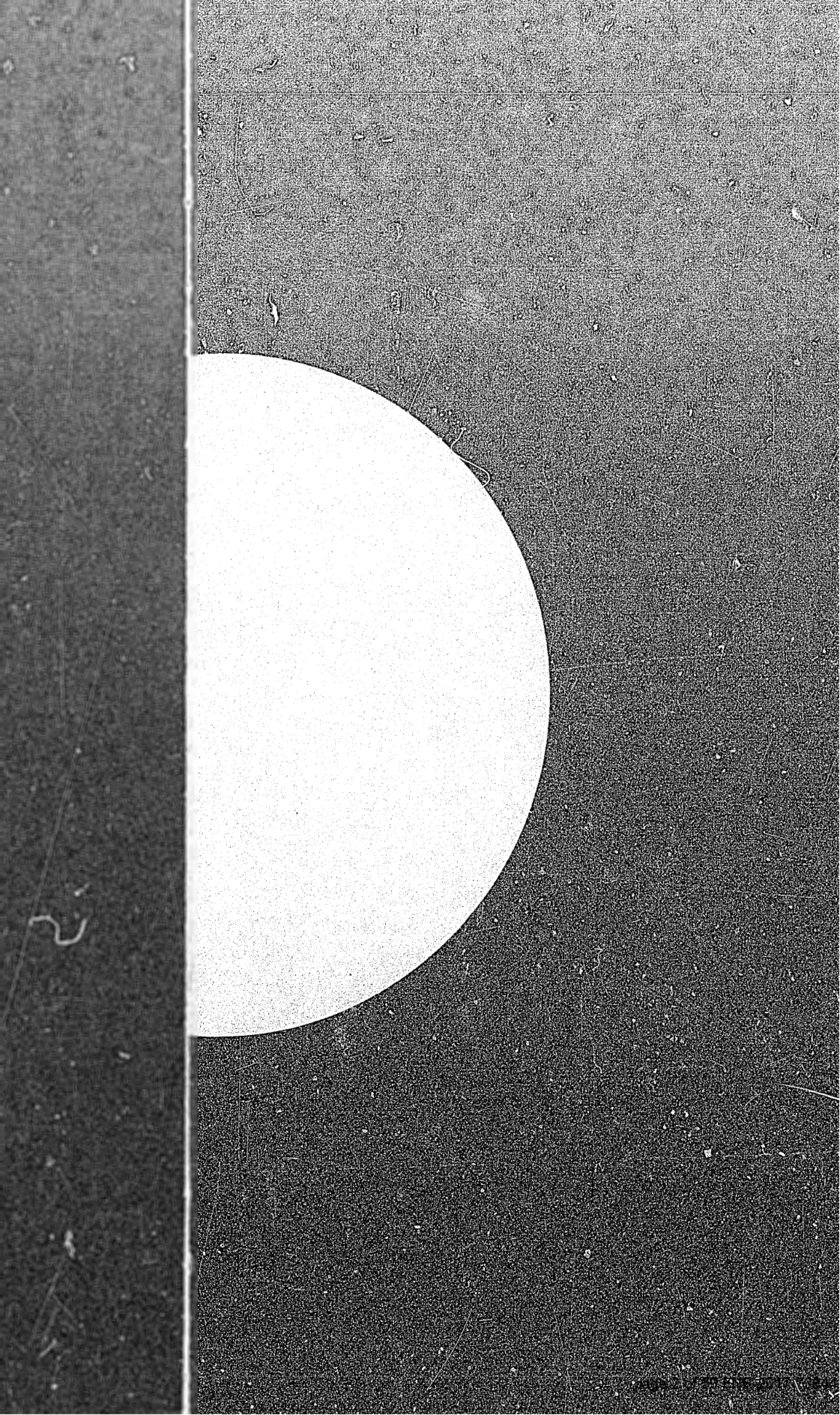


3.0 LEGISLATION

- 3.1 Crown grants are issued under the provisions of both the Land Act and the Ministry of Lands, Parks and Housing Act.

4.0 CROWN GRANT ISSUANCE

- 4.1 Crown grants (consult Appendix "A" for a sample document) are issued by the Surveys and Lands Branch on the basis of instructions or offer to purchase letter received from either the Ministry's Regional Operations Division, Acquisition and Project Services Branch or the Ministry Executive. (Consult Section 3.6 Crown Grant Conveyancing Procedure of this Manual).
- 4.2 The following are pre-conditions to the issuance of a Crown grant:
- (a) The Ministry receives payment of all monies owing or requests an undertaking by the applicant's lawyer to make payment upon issuance of the Crown grant. (The form of the request for undertaking is shown in Appendix "C").
 - (b) The Ministry secures the unpaid balance to the satisfaction of the Ministry Executive in accordance with Section 21 of the Land Act.
 - (c) A status and clearance is completed in the regions.
 - (d) A check of the status, legal description and area is conducted at the Surveys and Lands Branch. The check of status and clearance will include the resolution of any conflicts by either the Surveys and Lands Branch or region in accordance with the Surveyor General's decision.
 - (e) A Crown grant tracing is prepared where a survey plan for the subject property has not been deposited in the Land Title Office by the Surveyor General.
 - (f) Identification of special covenants is required for inclusion in the Crown grant. The Surveys and Lands Branch will only include special covenants upon instruction. The wording of special covenants is to be approved by legal counsel. (Consult Appendix "B" for sample of restrictive covenants).



File

①

#

0331735

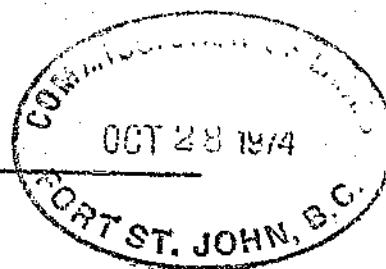
DOMINION OF CANADA:

PROVINCE OF BRITISH COLUMBIA.

To Wit:

2
In the Matter of Application To Lease
10 1/2 - 8 - 82 - 17 - 6.

I, GORDON WOLFE
by occupation a SANMILL WORKER
of GENERAL DELIVERY TAYLOR
in the Province of British Columbia, do solemnly declare that



1. I am a Canadian citizen by:

- a. birth ☒
- b. having obtained a Certificate of Canadian Citizenship
on _____
- c. having obtained a Certificate of Naturalization
on _____
- d. special circumstances

[If not covered by (a), (b) or (c) applicant must complete (d).]

2. I have obtained Landed Immigrant status in Canada. ☐

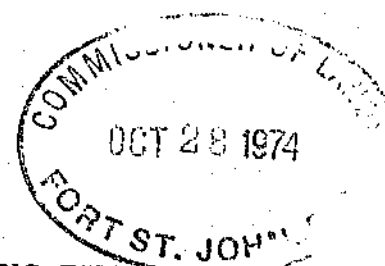
And I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the "Canada Evidence Act."

Declared before me at the TOWN
of FORT ST JOHN, in the
Province of British Columbia, this 28
day of OCTOBER, 1974, A.D.

Gordon Wolfe

Richard

A Commissioner for taking Affidavits for British Columbia or
A Notary Public in and for the Province of British Columbia.



IF APPLICATION IS FOR AGRICULTURAL OR GRAZING PURPOSES,
APPLICANT MUST COMPLETE THE FOLLOWING:

1. I presently own and (or) am in the process of purchasing the following lands (use additional sheet if necessary):

Description	Acreage		Cultivated Acreage
	Arable	Nonarable	
Nil			

2. I presently lease from the Crown the following lands:

Description	Acreage		Cultivated Acreage
	Arable	Nonarable	
Nil			

3. I presently own the following live stock (if any):

(Cattle) _____ (Sheep) _____ (Horses) 2

4. My ranch headquarters is located at (give legal description) _____

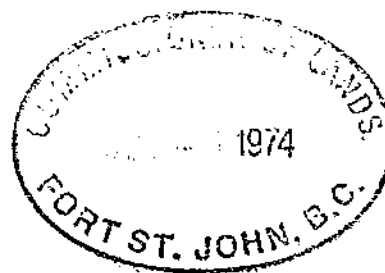
5. I presently have a grazing permit for the following number of stock:

(Cattle) _____ (Sheep) _____ (Horses) _____

NOTE—I am fully aware that no individual or corporation may hold more than 1,280 acres of Crown land under agricultural lease.

(Signature) Gordon Walsh

This form, together with Form LB 184, to be submitted in TRIPLICATE to the Land Commissioner.



Commissioner of Lands

Fort St John, B. C.

Taylor BC

Oct 28, 1974

Application is hereby made by GORDON WALKER
Taylor BC, Age 57
(Print Name(s) of applicant(s) in full)

to acquire the following Crown lands (give full legal description or if unsurveyed land a metes and bounds description and draw a sketch of area on reverse of this form);

Plot 1/2-8-88-17-146

Form of tenure desired: LEASE Acreage 320

Purpose required for (be specific): AGRICULTURE

1. I have personally examined the area applied for and consider it suitable for the purpose for which the application is made.

2. If the land you are applying for is not serviced by a public road, how do you plan to gain access to the land? Make a sketch if necessary.

There is a oil well on this property
which has a road to it

3. I am fully aware that I must become a Canadian Citizen before I can obtain a Crown Grant.

4. I am a Canadian Citizen ☒ Yes ☐ No

5. Occupation: SAWMILL WORKER

6. If application is for agricultural or grazing purposes kindly complete fully the attached form L.B.183.

NOTE - THIS FORM TO BE SUBMITTED IN TRIPLICATE TO THE LAND COMMISSIONER WITHIN 30 DAYS OF STAKING (FORM 1).

7. I or a member of my family domiciled at this address presently holds or has under application a:

(1) waterfront residential lease ☐

(2) inland residential lease ☐

(3) none ☒

Gordon Walker
(Signature)



THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA

Land Commissioner,
Fort St. John, British Columbia.

Date: November 6, 1974.
Agency File No.: 27551MR
Ref. Map: 94A/NE

Name and address of applicant:

Mr. Gordon Wolfe,
Tsylin,
British Columbia.

Description of property:

41 Sec. 8, T. 8S, R. 17, W. 6 E. Peace River District

Comments:

Lands File No.:

0331735

(1) AFTER WRITING REMOVE GREEN SHEET AND FORWARD THE BALANCE OF THE SET (INTACT)
 (2) WHEN REPLYING AFTER WRITING YOUR REPLY KEEP THE PINK SHEET FOR YOUR FILE, FORWARD WHITE SHEET

TO
 Director of Lands,
 Parliament Buildings,
 Victoria B.C.

FROM
 Land Inspection Division,
 9711 - 100th Ave.,
 Port St. John, B.C.

SUBJECT A/L Agriculture - WOLFE, Gordon VICTORIA, B.C.

DATE November 19, 1974

☐ For Your Information ☐ Please O.K. and Return ☐ Please Discuss With Me ☐ For Your Request ☐ For Your Signature
☐ Please Proceed ☐ Return With More Details ☐ Investigate and Report ☐ Please Answer ☐ For Your File

W¹/₂ of Section 8, Township 88, Range 17, 66N., P.R.D.

Please process. The applicant should be advised that an inspection of the application area will be conducted next spring. If the area is considered to be suited for agricultural purposes it will be offered for lease via public competition and he should be advised of the date of the auction.

Yours truly,

A. A. Haddad
 A. A. Haddad,
 Land Inspector.

AH:as

SIGNATURE

DATE OF REPLY
 WRITE YOUR REPLY AND RETURN THIS SHEET

GREEN PRESS LIMITED - GREEN READY SETS
 1000 WEST 100TH STREET, VANCOUVER, B.C. V6P 1P1
 TEL: 682-1111

MEMOGRAM

7
✓
BRITISH COLUMBIA LANDS SERVICE
DEPARTMENT OF LANDS, FORESTS, AND WATER RESOURCES

From: Director of Lands,
Victoria, B.C.

To: Land Inspector, Fort St. John
0331735

Kindly submit a report on Form L. B. 214 relevant to details of application listed below.

Name: WOLFE, Gordon

Address: Taylor, B. C.

Purpose: A/L Agriculture

Acres: 327.1 R.M.: 94A/NE
94A/NE

In grazing: No

Legal description and location:

In regional district: Peace River-Liard

8Mi. NE of Rose Prairie - West $\frac{1}{2}$ of Section 8, Township 88, Range 17, W6M, Peace River District

Remarks: Enclosed L. B. 183 and 184 - Comment re: public ~~competition~~ competition

L.C. Fort St. John
L.C. File 27551NR

Date req'd May 9, 1975
Date rec'd

Chief Land Inspector

Victoria File No.

0331735

Request No.

Jan. Feb. Mar. Apr. May June July Aug. Sept. Oct. Nov. Dec.

LB 242

89611

LAND CLASSIFICATION REPORT

Air Photo No. BC 7784: 037

Request No. 89611
Victoria File No. 0331735
District File No. 8-88-17
Government
Agent's File No. 27551NR

LAND RECORDING DISTRICT: Fort St. John
FOREST DISTRICT: Ft. George RD #10
LAND INSPECTION DISTRICT: Fort St. John

Date of exam: October 1, 1975.
Date reported: February 11, 1976.

- Legal description: W $\frac{1}{2}$ of Section 8, Township 88, Range 17, W6M., P.R.D.
1. (a) Area: 327.1 ac.
1. (b) R.M. 94A/NE
94A/NE
- Name and address of applicant: WOLFE, Gordon,
Taylor, B.C.
- Type and purpose of examination (A/L, A/P, A/PR, etc.): A/L Agriculture
- Location: (Give distance and direction to some well-known topographic feature, city, or town.)
Six miles northwest of the confluence of the Doig and Osborn Rivers.
- Type of access: (Give full particulars as to public, forest, or other road access. If none, recommend possible road allowance location. Consider access to land beyond. If area severed, is portion severed necessary to application.)
There is legal access to the NE corner of the application. Recommend retention of an 80' R/W for the road which crosses the application, as shown on the attached sketch.
- Distance from school, store, markets, and utilities:
Thirty five miles to Fort St. John for all services.
- Topography: (Describe land briefly, whether level, rolling, broken precipitous, swamp land, bottom land, shore land, tide land, bench land, side-hill, plateau, mountain. Give maximum and minimum elevation above sea-level, steepness of slope, aspect. If necessary describe separately portions of tract having dissimilar topography with reference to suitability of topography for tillage, grazing areas.)
Level to very gently rolling. East side is broken by a deep creek run.
Elevation 2200' ASL. Numerous small areas of muskeg.
- Climate: (Comment only on limiting climatic conditions: i.e., short growing season, arid belt, summer frosts, etc.)
May - September growing season. 16 - 18" annual precipitation.
- Source of water:—
(a) Domestic: Dugout
(b) Irrigation (if necessary): (State if water supply is constant and ample.)
N/A
- Soil: (Classify soil on the topographic divisions into the following types: Bedrock, gravel, sandy loam, loam, silt loam, clay loam, clay, peat, and muskeg. In the loam and clay types give the amount of gravel and boulders. Describe gravels and sandy soils as "fine" or "coarse"; loams, silt loams, and clayey soils as "light" or "heavy." Classify as shallow (under 12 inches), medium (under 24 inches), or deep (over 24 inches). Give depth and texture of each soil layer. Discuss the soil with reference to its suitability for agriculture. Note humus content.)
Clay-loam, and organic soils in muskeg areas. CLI capability rating for agriculture: 3¹ - 4³. Application is within the ALR.

II. Statutory land classification and values:—

(a) First-class land:—

(i) Area of open or easily cleared land suitable for profitable cultivation

(ii) Area of wild-hay meadow

(iii) Cultivated acreage claimed by Crown

(iv) Cultivated acreage claimed by applicant

(b) Second-class land:—

Area under 15 per cent slope with sufficient soil for profitable tillage when cleared, drained, and/or irrigated

(c) Third-class land (possible use for grazing, pasture, residential, industrial, commercial use, etc.—state use)

(d) Forest land (land which finds its best economic use under forest crop sec. 46 (i), Land Act):—

(i) Area with higher future potential classification R/W

(ii) Area with no higher potential classification

Grand totals 327.1 \$5,330.00
Annual rental @ 5% \$267.00

☒ Reclassification.

L.B. 214—0

12. Improvements: (Describe and estimate value of buildings, fences, cultivation, etc. Who built them? Who claims them? If utility lines involved, show relation to road centre line.)

8 acres cultivated @ \$60/acre = \$480
claimed by Crown

3 XBW fence on West boundary - claimed by lessee of
Section 7.

13. (a) Has area recreational value for public reserve? (If public reserve recommended, complete and attach P.B. 20 A B C forms and make other recommendations as necessary. Classify as 1st, 2nd, or 3rd class recreational land. Are U.R.E.P. reserves adequate in area?)

No

(b) Is area suitable for residential sites? (Discuss type of use and recreational values involved.)

No

14. Development factors: (Discuss briefly clearing costs, drainage, irrigation, danger to flooding, access, shipping points, suitability for purpose applied for, and other factors which would aid or retard development.)

Light clearing. Easily developed.

15. Forest cover:—

Merchantable timber _____ Acres
Young growth Aspen, willow 327.1
(State species and age class.)

Non-commercial (deciduous) _____
(State species.)

Logged or (and) burned _____
(State type.)

Non-productive (scrub) _____
(State species.)

Barren _____ Acres

Open muskeg, swamp, or water _____

Cultivated _____

Open range land _____

Meadow land (wild hay) _____
(State if wet or dry.)

Total area 327.1

16. Forest value (present or future): (List species, per cent frequency, age, d.b.h. range, site quality, acres of merchantable and (or) immature timber, any special values, etc.)

N/A

17. Estimate of timber volume and values. N/A

(The following table is only to be used when timber volume and values are of relatively minor importance and a detailed cruise is either impracticable or unwarranted. If timber of major importance, complete and attach L.B. 237 form.)

Species	Estimated Volume, F.B.M.	Recommended Stumpage/M	Total Stumpage
	M		
	M		
	M		
	M		
	M		
Total	M		

Av. vol./ac. F.B.M.
(Merchantable area.)

Av. vol./ac. F.B.M.
(Total acreage.)

Total recommended stumpage
for parcel

18. Method of examination: (State posts and B.T.'s found; or, if used if no posts and B.T.'s found; lines traced; show location of staking post.)

Walked over, tied to aerial photo. Located brass cap in SW corner.

19. Has livestock association been contacted? N/A Recommendation: N/A
(Yes or no) (Favourable or unfavourable)

Has regional district been contacted? Yes Recommendation:
(Yes or no) (Favourable or unfavourable)

Has Health Inspector been contacted? N/A Recommendation: N/A
(Yes or no) (Favourable or unfavourable)

20. Recommendations and remarks: (If recommendation unfavourable, give reasons in full.) (Also attach reply from regional district.)

Recommend that the area be offered at public auction. The applicant has no holdings. There are several other land owners in the immediate vicinity that could make use of this parcel. The following should be notified of the auction:

G. Wolfe, Taylor, B.C.

J.P. Kursteiner, 905 - 106 Ave., Dawson Creek, B.C.

C.K. Perkins, 9024 - 103A Ave., Fort St. John

T. Wilde, Box 60, Rose Prairie, B.C.

J.A. Gowan, Box 586, Stewart, B.C.

W.A. Mastre, 1045 - 121 Ave., Dawson Creek, B.C.

Valued in line with the sale of S₁ of Section 18 and the NE₁ of Section 7 of 86-16 in the 2nd quarter of 1974.

BF:as

bgeu

B. Froebel,

Examining Officer.

10

LEGAL DESCRIPTION:

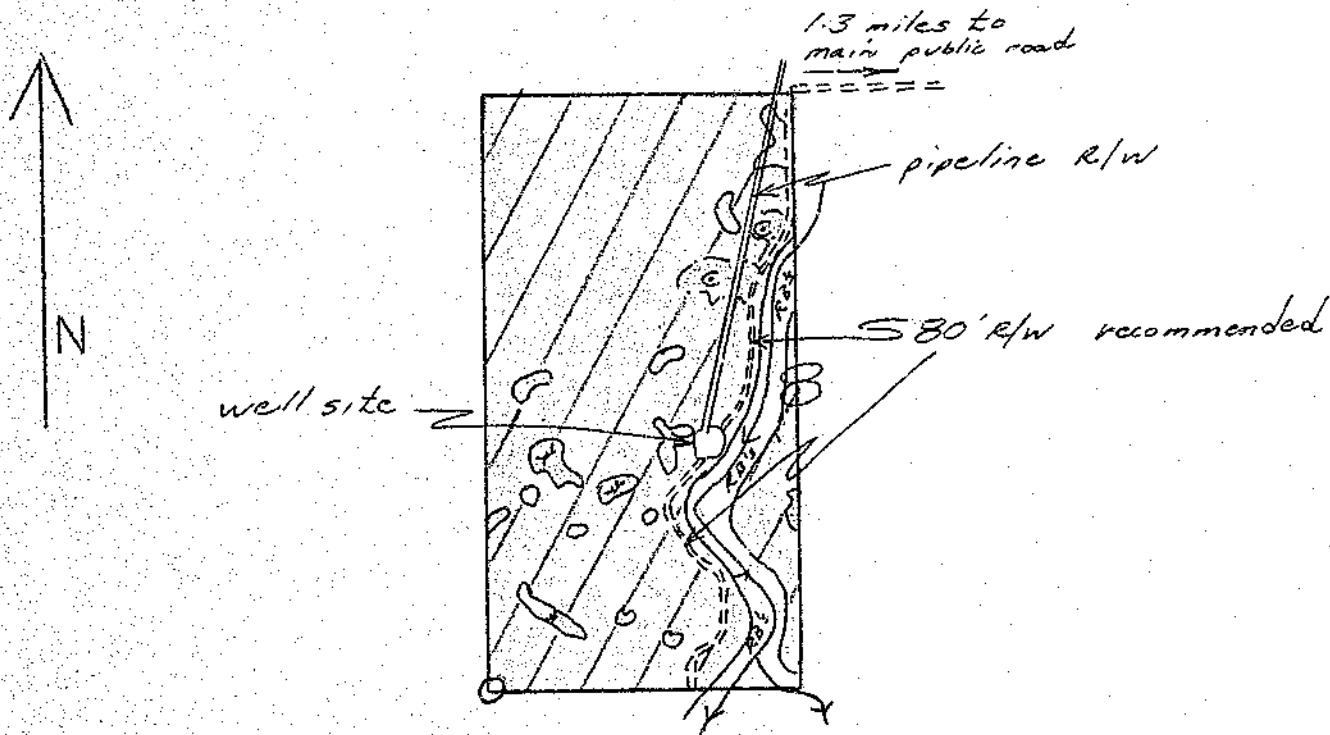
W 1/2 of Sec 8 of 88-17

W617, PRP

Request No. 89611

Victoria File 0331735

Photo No. B.C. 7784-037



Scale: 1 inch = 25 ch.

PROCESSED BY
FBI - NEW YORK
JUN 6 1960

Area reqd. 3.09 Ac.
IMP End RIGCL
6-3-68-17

IP. 88-R-17-W/6M

W 1/2 Sec. 8-Tp. 88-R. 17-W. 6 M.
Area in 2/11 4.31 Acs.

66-10000-10000

1961
8
72347 / 212

1950
17
S
BIB 127
124

0561

59
75
2141

SUMMARY SHEET

12

FILE NO.: 89611
 REQUEST NO.: ~~89611~~
 DISTRICT FILE:
 DATE:

PROPOSED LAND/WATER USE:

<u>AGENCY</u>				<u>EXPLANATION</u>
	<u>Favourable</u>	<u>Unfavourable</u>	<u>Conditional</u>	
AGRICULTURE	✓			
B.C.F.S. - MANAGEMENT				No timber values
- RANGE DIVISION				unsuitable for cultivation
ENVIRONMENT CANADA - FISHERIES				No fisheries values
- WILDLIFE				See Rec + Con.
HEALTH				No health conflicts
HIGHWAYS				Legal access to parcel
IMPROVEMENT DISTRICT				Not in area
ISLANDS TRUST				" " "
LIVESTOCK ASSOCIATION				" " "
MINES / MINING RECORDER				" " "
MUNICIPALITY / REGIONAL DISTRICT	✓			
PROVINCIAL ARCHAEOLOGIST				No archaeological values
RECREATION & CON. - FISH & WILDLIFE	✓			
- MARINE RESOURCES				Application is made for fishery rights
- PARKS				No recreational values
WATER RESOURCES - WATER RIGHTS				No water to be drawn from
- POLLUTION CONTROL				No pollution problems
OTHER INPUT / CONFLICTS				Nil

UNRESOLVED CONFLICTS AND RECOMMENDATIONS (use reverse side if required)

Recommended abandonment of parcel

DISTRICT OFFICE

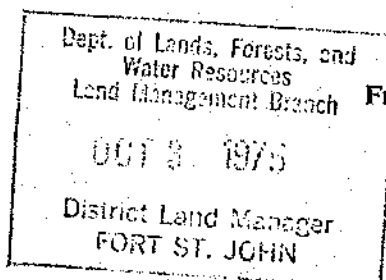
REGIONAL OFFICE

ADJUDICATION OFFICER*

*Not to be adjudicated if there are any conflicts. Refer to Assistant Director of Land Management for resolution of conflicts.

3
BRITISH COLUMBIA LANDS BRANCH
DEPARTMENT OF LANDS, FORESTS, AND WATER RESOURCES
LAND INSPECTION DIVISION

District Agriculturist,
Fort St. John, B.C.



From Land Inspection Division,
10500 - 100th St.,
Fort St. John, B.C.

Date October 16, 1975.

Attention: Mr. A. Isfeld

Dear Sirs:

This Department is in receipt of an application to lease/purchase certain Crown lands described as
West half of Section 8, Township 88, Range 17, W6M., P.R.D. by WOLFE, Gordon
of Taylor, B.C.
for the purpose of A/L Agriculture

and located Eight miles northeast of Rose Prairie

As this application lies within your District
it would be appreciated if you would advise within 30 days whether or not the use proposed is in conflict with
your planning.

Victoria File 0331735 Request 89611

Our File 8-88-17 Ref. Map 94A/NE

AS:as

A. A. Hadland
A. A. Hadland,

Land Inspector

Please use second and third copy for reply and return both.
Keep original copy for your file.

Land Inspector,

(Please
check)

- ☒ We can see no apparent conflict with our planning.
☐ We object to the above proposed use for the following reasons:

B. J. Smith
Title District

14
BRITISH COLUMBIA LANDS BRANCH
DEPARTMENT OF LANDS, FORESTS, AND WATER RESOURCES
LAND INSPECTION DIVISION

Secretary-Treasurer,
Regional District of
Peace River Liard,
Box 810,
Dawson Creek, B.C.

Dept. of Lands, Forests, and
Water Resources
Land Management Branch

OCT 21 1975

District Land Manager
FORT ST. JOHN

From Land Inspection Division,
10500 - 100th Street,
Fort St. John, B.C.

Date October 16, 1975.

Attention: Mrs. D. Foster

Dear Sirs:

This Department is in receipt of an application to lease/purchase certain Crown lands described as
West half of Section 8, Township 88, Range 17, W6M., P.R.D.

for the purpose of A/L Agriculture

and located Eight Miles NE of Rose Prairie

As this application lies within your Regional District
it would be appreciated if you would advise within 30 days whether or not the use proposed is in conflict with
your planning.

Victoria File 0331/35 Request 89611

Our File 8-88-17 Ref. Map 94A/NE

ASias

A. A. Hadland
A. A. Hadland,

Land Inspector

Please use second and third copy for reply and return both.
Keep original copy for your file.

Land Inspector,

Fort St. John, B.C.

NOV 21 1975

(Please
check)

- ☒ We can see no apparent conflict with our planning.
☐ We object to the above proposed use for the following reasons:

D.R. Foster
D.R. Foster

Title Administrator

5/B/21
L.B. 115-0 DFHH/ejc

14
BRITISH COLUMBIA LANDS BRANCH
DEPARTMENT OF LANDS, FORESTS, AND WATER RESOURCES
LAND INSPECTION DIVISION

Secretary-Treasurer,
Regional District of
Peace River Liard,
Box 810,
Dawson Creek, B.C.

Dept. of Lands, Forests, and
Water Resources
Land Management Branch

10/17/75

District Land Manager
FORT ST. JOHN

From Land Inspection Division,
10500 - 100th Street,
Fort St. John, B.C.

Date October 16, 1975.

Attention: Mrs. D. Foster

Dear Sirs:

This Department is in receipt of an application to lease/purchase certain Crown lands described as
West half of Section 8, Township 88, Range 17, W6M., P.R.D.

for the purpose of A/L Agriculture

and located Eight Miles NE of Rose Prairie

As this application lies within your Regional District
it would be apprecial if you would advise within 30 days whether or not the use proposed is in conflict with
your planning.

Victoria File 0331735 Request 89611

Our File 8-88-17 Ref. Map 94A/NE

AS:as

A. A. Hadland,

Land Inspector

Please use second and third copy for reply and return both.
Keep original copy for your file.

Land Inspector,
Fort St. John, B.C.

NOV 21 1975

(Please
check)

- ☒ We can see no apparent conflict with our planning.
☐ We object to the above proposed use for the following reasons:

D.R. Foster

Title Administrator

5/B/21
L.B. 115-0 DFHH/ejc

BRITISH COLUMBIA LANDS BRANCH
DEPARTMENT OF LANDS, FORESTS, AND WATER RESOURCES

LAND INSPECTION DIVISION

Mr. R. Goodlad,
Regional Supervisor,
1600 - 3rd Ave.,
Prince George, B.C.

From Land Inspection Division,
10500 - 100th Street,
Fort St. John, B.C.

Date October 16, 1975.

Attention: Mr. J. Elliot

Dear Sirs:

This Department is in receipt of an application to lease/assign certain Crown lands described as
West $\frac{1}{2}$ of Section 8, Township 88, Range 17, W6M., P.R.D.
for the purpose of A/L Agriculture

and located 8 miles NE of Rose Prairie

Acres
327.1

Lease term:

Lease to expire:

As this application lies within your District it would be
appreciated if you would advise within 15/30 days whether or not the action proposed is in conflict with your
management objectives.

Victoria File 0331735

Request 89611

Our File 8-88-17

Ref. Map 94A/NE

AS:as

A. A. Hadland,

Land Inspector

Please use second and third copy for reply and return both.
Keep original copy for your file.

Land Inspector,

(Please
check)

☒ We can see no apparent conflict.

☐ We object to the above proposed action for the
following reasons:

Bryan Webster

Title Wildlife Technician

16
J. McGregor
0331735

V8V 1X5

March 19, 1976

Mr. Gordon Wolfe
Taylor, B.C.

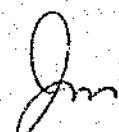
Dear Sir:

Re: West 1/4, Section 8, Township 88, Range 17, WGH, Fence
River District

I refer to your application for a disposition of the above
noted property.

This application has been disallowed for the following reason:
It is the Department's intention to offer this land by way of public
competition. Your interest has been noted on our records, and when
the Department is prepared to offer this land we will endeavour to
advise you accordingly.

Yours truly



R. C. Watt

for Director of Lands

JM/cv

C.C. - Land Commissioner, Port St. John 27551MR
Land Manager, Port St. John, 89611

L.B.40A

APPLICATION - LEASE

Dept. File. 0331725

G.A. File. 27551 NR

Date 27/11/74

Agency FORIT ST JOHN

Applicant GORDON WOLFE

O.K. Co.'s Office ---

Address TAYLOR, B.C.

Purpose AGRICULTURE

Description (as applied for)

W3, SEC 8, TP 88, R. 17, W 6 M, P. 8. D

Return ☒	App. Book ☒
Index Card	

Previous applications ---

Is application in order? KO

VAULT REGISTERS

☒ Surveyed

☐ Reverted: Tax sale

Description of reversion

Asst. Dist.

Conflicts noted in Register 0246434, 0247307

General Lake File

Date 3-12-74

Davenport maps

Cleared by PC

WATER

Received

Cleared by

FOREST

Apparently Clear

Grazing

Date JAN 16 1975

INSPECTION DIVISION

Examination required: Yes ☒ No ☐

For previous examination see Report d

Special instructions or comments for Land Inspector

573/75

Requested by

on File

	Date	Initials
Amended		
Amended		
Amended		

Date JAN 14th 1975

Name D. GOBLE

LEGAL SURVEY CLEARANCE

Description WEST 1/2 SECTION 8, TOWNSHIP 88
RANGE 17, W. 6 M.
PEACE RIVER DISTRICT

Nat. Topo. Ref.: 94A/N.E.

Area 327.1 acres

Ref. Map 94A/N.E. Official Plan 42, T. 2 L.R.O. Plan 10 T. 665 M.R.M.

Location B.M. N.E. OF ROSE PRAIRIE Comp. Map

Land Recording District FORT ST. JOHN Description and sketch in order - Yes ☒ No ☐

Land Assessment District PEACE RIVER Conforms to system of survey - Yes ☒ No ☐

Land Registration District PRINCE GEORGE Subject to survey - Yes ☐ No ☒

Regional District PEACE RIVER - LIARD Date gazetted or confirmed

Municipality

Forest { Prov. ☐ P.H. ☐ Former C.G.

Reserve

Crossed by } Railway ☐

Adjoins } Pipe-line YES PLAN N° 1130 (L.G.)

Crossed by } Pole-line

Adjoins } Highway ☐

Adjoins } Forest Rd. ☐

Highway } Width } Gazetted ☐ Surveyed ☐

Highway-controlled access

Access-dedicated ☐

Access-travelled YES

OTHER CONFLICTS AND REMARKS:

R/W 0246434, 0247397

CROSSED BY UNNAMED STREAMS,

IN A.L.R.

File No.

T.S.X. M.C.

T.B. CL

T.F.L. T.L. P.L.

C.T.P. S.T.L. P.M.L.

E. & N. Land Grant

N.W. 1/4 163.6 AC
S.W. 1/4 163.5 AC
TOTAL 327.1 AC

Accounts

OTHERWISE CLEAR

APPLIC

Apr

2.6 8 @ 77 = 616
 129 249.1 @ 17 = 4224.7
 206 60 @ 8 = 480
 5330.70 = 5330
 5% = \$267.22

Validity - Long Term Rigel - location
 L.S.D. 6, Dec 8, Typ 88, R. 7, W. 1, P.R.D. - producing
 gas well - Proviss 92

③ 0247397 = Wrong file number N/C

Regional District Peace River - Land.

L.R.O. clearance ☒ Date 5/3/75 Stated by Scand

ADJUDICATION

It is the Department's intention to offer this land by way of public competition. Your interest has been noted on our records, and when the Department is prepared to offer this land we will endeavour to advise you accordingly.

AUCTION

ADJUDICATION L. B. 83

1. W. 1/2 of Sec. 8, Typ 88, Reg 17, W. 6M, P.R.D.

2. 2.6 5.65330.00 3. \$267.00 4. 206 7. date of auction

8. Fat St John 6. 12.9 9. rental + lease fee + bonus bid

16.6 (Peace River - 16.6)

2.3 (Imperial Oil Ltd.) 72.5 exp. 17/3/64

51 (IMP FINA RIGEL)

134 Date 15/3/76 Approved by WMA Date 5/3/76

Survey instructions requested by

DO NOT FILE AWAY - Please pass file to Legal Surveys when adjudicated

L.B. 109A

Survey instructions requested by

DO NOT FILE AWAY - Please pass file to Legal Surveys when adjudicated

L.B. 109 - O

20

NOTICE OF LEASE BY AUCTION

Notice is hereby given that the right to acquire by leasehold for AGRICULTURAL purposes the following described Crown lands will be determined by way of

PUBLIC AUCTION

to be held in the Court House, 10600 - 100th Street, Fort St. John, B.C. at 1:30 P.M., Tuesday, June 22, 1976.

DESCRIPTION

ITEM A

The Northeast $\frac{1}{2}$ of Section 21, Township 85, Range 17, W6M, Peace River District as shown on plan of said Township dated April 20, 1931 containing 160 acres, located two miles north of Cecil Lake.

Annual Rental - \$306.00

Purchase Price - \$6120.00

15 acres to be brought under cultivation to qualify for renewal of lease
73 acres to be brought under cultivation to qualify for assignment of lease
117 acres to be brought under cultivation to qualify for purchase of lease

The subject parcel contains 146 acres of arable land, is not serviced by road, and is shown on Map A attached hereto.

ITEM B

Lot 222, Peace River District except thereout a strip of land being the most southerly 80 feet in parallel width thereof, containing 634.3 acres, located six miles Northeast of Buick Creek.

Annual Rental - \$955.00

Purchase Price - \$19,115.00

56 acres to be brought under cultivation to qualify for renewal of lease
282 acres to be brought under cultivation to qualify for assignment of lease
451 acres to be brought under cultivation to qualify for purchase of lease.

The subject parcel contains 564.2 acres of arable land, is not serviced by road and is shown on Map B attached hereto.

ITEM C

Sections 3 and 4, Township 84, Range 24, W6M, Peace River District except thereout, firstly: from said Section 4 strips of land being the most westerly 80 feet and the most southerly 80 feet in parallel widths thereof; secondly: from said Section 3 a strip of land being the most southerly 80 feet in parallel width thereof; containing 1276.71 acres, located 7 miles Northwest of Farrell Creek Settlement

Annual Rental - \$590.00

Purchase Price - \$11,800.00

84 acres to be brought under cultivation to qualify for renewal of lease
419 acres to be brought under cultivation to qualify for assignment of lease
670 acres to be brought under cultivation to qualify for purchase of lease

The subject parcel contains 837 acres of arable land, is not serviced by road and is shown on Map C attached hereto.

ITEM D

The West $\frac{1}{2}$ of Section 9, Township 88, Range 19, W6M, Peace River District except thereout a strip of land being the most westerly 80 feet in parallel width thereof; containing 317.24 acres, located 10 miles northwest of Rose Prairie.

Annual Rental - \$388.00

Purchase Price - \$7,760.00

26 acres to be brought under cultivation to qualify for renewal of lease
129 acres to be brought under cultivation to qualify for assignment of lease
206 acres to be brought under cultivation to qualify for purchase of lease.

The subject area contains 257.2 acres of arable land, is serviced by a dirt road and is shown on Map D attached hereto.

21

- 2 -

ITEM E

The Northwest $\frac{1}{4}$ of Section 22, Township 87, Range 19, W6M, Peace River District containing 161 acres, located on Roseland Creek 7 miles Northwest of Rose Prairie.

Annual Rental - \$349.00

Purchase Price - \$6,985.00

11 acres to be brought under cultivation to qualify for renewal of lease
54 acres to be brought under cultivation to qualify for assignment of lease
86 acres to be brought under cultivation to qualify for purchase of lease.

The subject parcel contains 108 acres of arable land, is not serviced by road and is shown on Map E attached hereto.

ITEM F

Lot 3033, Peace River District except thereout a strip of land being the most westerly 80 feet in parallel width thereof; containing 619.46 acres, located two miles South of Nig Creek

Annual Rental - \$646.00

Purchase Price - \$12,910.00

55 acres to be brought under cultivation to qualify for renewal of lease
276 acres to be brought under cultivation to qualify for assignment of lease
441 acres to be brought under cultivation to qualify for purchase of lease.

The subject parcel contains 551.4 acres of arable land, is not serviced by road and is shown on Map F attached hereto.

ITEM G

Lot 836, Peace River District, containing 640 acres, located one mile South of Nig Creek.

Annual Rental - \$659.00

Purchase Price - \$13,180.00

48 acres to be brought under cultivation to qualify for renewal of lease
239 acres to be brought under cultivation to qualify for assignment of lease
382 acres to be brought under cultivation to qualify for purchase of lease.

The subject parcel contains 478 acres of arable land is not serviced by road and is shown on Map G attached hereto.

ITEM H

The East $\frac{1}{2}$ of Lot 3048, Peace River District except thereout strips of land being the most easterly 40 feet and the most southerly 100 feet in parallel widths thereof; containing 151.62 acres, located one mile North of Buick Creek settlement.

Annual Rental - \$245.00

Purchase Price - \$4,890.00

15 acres to be brought under cultivation to qualify for renewal of lease.
74 acres to be brought under cultivation to qualify for assignment of lease
118 acres to be brought under cultivation to qualify for purchase of lease

The subject parcel contains 147.62 acres of arable land, is serviced by public road and is shown on Map H attached hereto.

ITEM I

The Northwest $\frac{1}{4}$ of Section 13, Township 88, Range 19, W6M, Peace River District except thereout a strip of land being the most westerly 14 feet in parallel width thereof in addition to the existing 66 foot road allowance; containing 160.15 acres, located twelve miles Northwest of Rose Prairie.

Annual Rental - \$336.00

Purchase Price - \$6,725.00

16 acres to be brought under cultivation to qualify for renewal of lease
80 acres to be brought under cultivation to qualify for assignment of lease
128 acres to be brought under cultivation to qualify for purchase of lease

The subject parcel contains 160.15 acres of arable land, is not serviced by road and is shown on Map I attached hereto.

. . . . 3

ITEM J

Northeast $\frac{1}{4}$ of Section 14, Township 110, Peace River District containing 160 acres, located 8 miles North of Blueberry

Annual Rental - \$216.00

Purchase Price - \$4,315.00

11 acres to be brought under cultivation to qualify for renewal of lease
55 acres to be brought under cultivation to qualify for assignment of lease
88 acres to be brought under cultivation to qualify for purchase of lease

The subject parcel contains 110 acres of arable land, is not serviced by road and is shown on Map J attached hereto.

ITEM K

The West $\frac{1}{2}$ of Section 8, Township 88, Range 17, W6M, Peace River District, containing 327.1 acres, located 8 miles Northeast of Rose Prairie.

Annual Rental - \$267.00

Purchase Price - \$5,330.00

26 acres to be brought under cultivation to qualify for renewal of lease
129 acres to be brought under cultivation to qualify for assignment of lease
206 acres to be brought under cultivation to qualify for purchase of lease

The subject parcel contains 257.1 acres of arable land, is serviced by road and is shown on Map K attached hereto.

ITEM L

The Southwest $\frac{1}{4}$ of Section 7, Township 86, Range 14, W6M, Peace River District except thereout a strip of land being the most southerly 80 feet in parallel width thereof; containing 153.37 acres; located seven miles west of North Boundary

Annual Rental - \$100.00

Purchase Price - \$1,915.00

11 acres to be brought under cultivation to qualify for renewal of lease
53 acres to be brought under cultivation to qualify for assignment of lease
84 acres to be brought under cultivation to qualify for purchase of lease.

The subject parcel contains 105 acres of arable land, is serviced by road and is shown on Map L attached hereto.

ITEM M

The West $\frac{1}{2}$ of Lot 1245, Peace River District except thereout a strip of land being the most westerly 80 feet in parallel width thereof; containing 310.3 acres; located approximately 13 miles Northwest of Hudson Hope adjacent to Lynx Creek.

Annual Rental - \$290.00

Purchase Price - \$5805.00

27 acres to be brought under cultivation to qualify for renewal of lease
135 acres to be brought under cultivation to qualify for assignment of lease
216 acres to be brought under cultivation to qualify for purchase of lease

The subject parcel contains 270 acres of arable land, is serviced by gravel road and is shown on Map M attached hereto.

ITEM N

Unsurveyed portions of the Southeast, Southwest and Northwest $\frac{1}{4}$'s of Lot 1224, Peace River District except thereout the most westerly and southerly 80 feet in parallel width thereof; containing approximately 138 acres, located at Hudson's Hope.

NOTE: This parcel is subject to survey. The successful Lessee must obtain the services of a B.C. Land Surveyor who in turn must apply to the Surveyor General for survey instructions and survey the area within one year. No lease will issue until the survey has been completed. The lease will be dated 6 months from the date of this auction or the date of confirmation of survey, whichever is sooner.

Annual Rental - \$149.00

Purchase Price - \$2,985.00

23 - 4 -

UNIT N (Cont'd)

13 acres to be brought under cultivation to qualify for renewal of lease
67 acres to be brought under cultivation to qualify for assignment of lease
106 acres to be brought under cultivation to qualify for purchase of lease

The subject area contains approximately 133 acres of arable land, is not serviced by road and is shown on Map N attached hereto.

TERMS AND CONDITIONS

Bids will be accepted from:

- (1) Any person who has attained the age of nineteen years, and is a Canadian citizen or has Landed Immigrant status. The successful bidder will be required to complete a statutory declaration as evidence of Canadian Citizenship or Landed Immigrant status. In the case of a Landed Immigrant, a Crown Grant will not be issued until full Canadian Citizenship status has been established. The lease will be issued on the specific condition that the Lessee will attain Canadian Citizenship within one year from the date that he or she becomes eligible to apply for citizenship.
- (2) Any corporation registered in the Province of British Columbia or incorporated under the laws of Canada.
- (3) Any agent when acting on behalf of a corporation but not when acting on behalf of an individual.

The annual rental payable for each unit is listed herein, however, the right to acquire a lease over any area will be determined by way of a bonus bid to be declared by interested persons at the time of auction. The right to acquire a lease will be decided on the basis of the highest bonus bid.

In addition to the remittance of the total bonus bid, a sum equal to the amount of the first year's rental plus the statutory lease fee of \$30.00 will be payable by the successful lessee at the time of auction.

Payment must be made at the time of auction and must be in cash, money order or cheque, made payable at par, Victoria, in favour of the Minister of Finance.

The leases covering the areas will be issued for AGRICULTURAL PURPOSES for a period of three (3) years, subject to renewal for a further period of up to seventeen (17) years. Rental for the term of three years and for the first seven year period of any renewal thereof, will be as indicated herein.

To qualify for renewal for the full seventeen year period the Lessee must fully develop and bring under cultivation the acreage specified herein during the initial three year period. The leases will contain a proviso to the effect that failure to fully develop and bring under cultivation any of the leasehold lands during the initial three year period of the indenture shall render the lease subject to cancellation.

No applications for assignment of the leases will be given favourable consideration until at least the acreage specified herein has been fully developed and brought under cultivation, however no applications for assignment will be considered during the initial three year term of the leases.

The leases will contain provisions granting the respective Lessees the right to purchase the Crown lands at any time prior to the expiration of a period of ten (10) years from the date of the lease indentures, and provided that sufficient acreage, as described in this Notice, has been fully developed and brought under cultivation, all to the satisfaction of the lessor, the value of any Crown timber in existence upon the lands at the time the right to purchase is exercised, being added to the respective purchase prices. Such right to purchase will only be exercisable upon satisfactory proof being submitted that the Lessee is a Canadian Citizen. Upon the exercising of the purchase options, fees are payable to facilitate the issuance of the Certificate of Purchase and the Crown Grant, being \$30.00 and \$50.00 respectively. The rights to purchase will not be extended beyond a period of ten years from the date of the lease indenture.

All leases when issued will contain the following provisos:

Provided also that the Lessee agrees to keep the Crown lands in a safe, clean and sanitary condition, to the satisfaction of the Lessor, at all times during the tenure of this lease and shall upon termination hereof or upon withdrawal of a portion of the Crown lands, effect the removal of such improvements situated thereon as may be directed to be removed by the Minister in writing; provided, however, that the exercising of the purchase option contained herein or the expiry of this indenture and issuance of a new lease to the Lessee for a further term shall not be considered as a termination hereof.

Provided also that the Lessee will not, during the term hereof, cut or destroy or allow to be cut or destroyed, any timber or trees on the Crown lands without the consent in writing of the Minister and then only in accordance with such terms, conditions and regulations as the Minister may make.

All leases are issued on the distinct understanding that the Lessor assumes no obligation whatsoever to provide access to the land.

The leases of all areas except Item N will also contain the following proviso:

Provided also that this lease is issued and accepted subject to all regulations of the Regional District of Peace River-Liard.

The lease covering Item B will contain the following additional proviso:

Provided also that this lease is issued and accepted subject to the wellsite as it exists on the Crown lands.

The lease covering Item H will contain the following additional proviso:

Provided also that this lease is issued and accepted subject to the rights of the Sun Oil Co. Ltd., its successors and assigns, under and by virtue of an easement granted under authority of Order-in-Council No. 2705 approved the 23rd day of September 1964, for the purpose, inter alia, of constructing and maintaining a pipeline or lines for the transmission of natural or artificial gas, or any by-product thereof.

The lease covering Item K will contain the following additional provisos:

Provided also that this lease is issued and accepted subject to the rights of the Imperial Oil Ltd., its successors and assigns, under and by virtue of an easement granted under authority of Order-in-Council Number 725 approved the 17th day of March 1964, for the purpose, inter alia, of constructing and maintaining a pipeline or lines for the transmission of natural or artificial gas, or any by-product thereof.

Provided also that this lease is issued and accepted subject to the wellsite as it exists on the Crown lands.

The lease covering Item N will contain the following additional provisos:

Provided also that this lease is issued and accepted subject to all lawful by-laws, rules and regulations of every Municipality or other authority which in any manner relate to or affect the Crown lands.

Provided also that this lease is issued and accepted on the understanding that the Lessee agrees that the Crown lands may, at any time during the term hereof and at the discretion of the British Columbia Land Commission, be established as an Agricultural Land Reserve under the provisions of the Land Commission Act subject to that Act and regulations made pursuant thereto.

Payment of the purchase price may be made in full, or one-quarter of such amount may be remitted, with the balance payable in three equal annual installments, with interest at the rate of 8% per annum on the unpaid balance. No monies paid on behalf of lease rentals or bonus bid will be applied against the purchase price.

25 - 6 -

The lessee must pay all rates and taxes which may be levied against the land.

It is pointed out that the maximum area of Crown land which may be leased for agricultural purposes by any one person or corporation is 1,280 acres. Persons already holding agricultural leases or allowed applications for same in the amount of 1,280 acres will not be entitled to bid for the purpose of acquiring an additional lease in their own name.

RJH:jh

W.R. REDEL
Assistant Deputy Minister of Environment
Lands Service.

VICTORIA, B.C.
MAY 13th, 1976
FILE: 0301030

BRITISH COLUMBIA LAND SERVICE
SURVEYS AND MAPPING BRANCH
LEGAL SURVEYS DIVISION
EXAMINATION PLAN

0301030

Victoria File

Request No.

941/5E

Reference Map

Description of Area: NE 1/4 of Sec. 21 Twp. 85, Rg. 17, W6M.

Peace River

Land District

Location: 2 miles north of Cecil Lake

Prince George

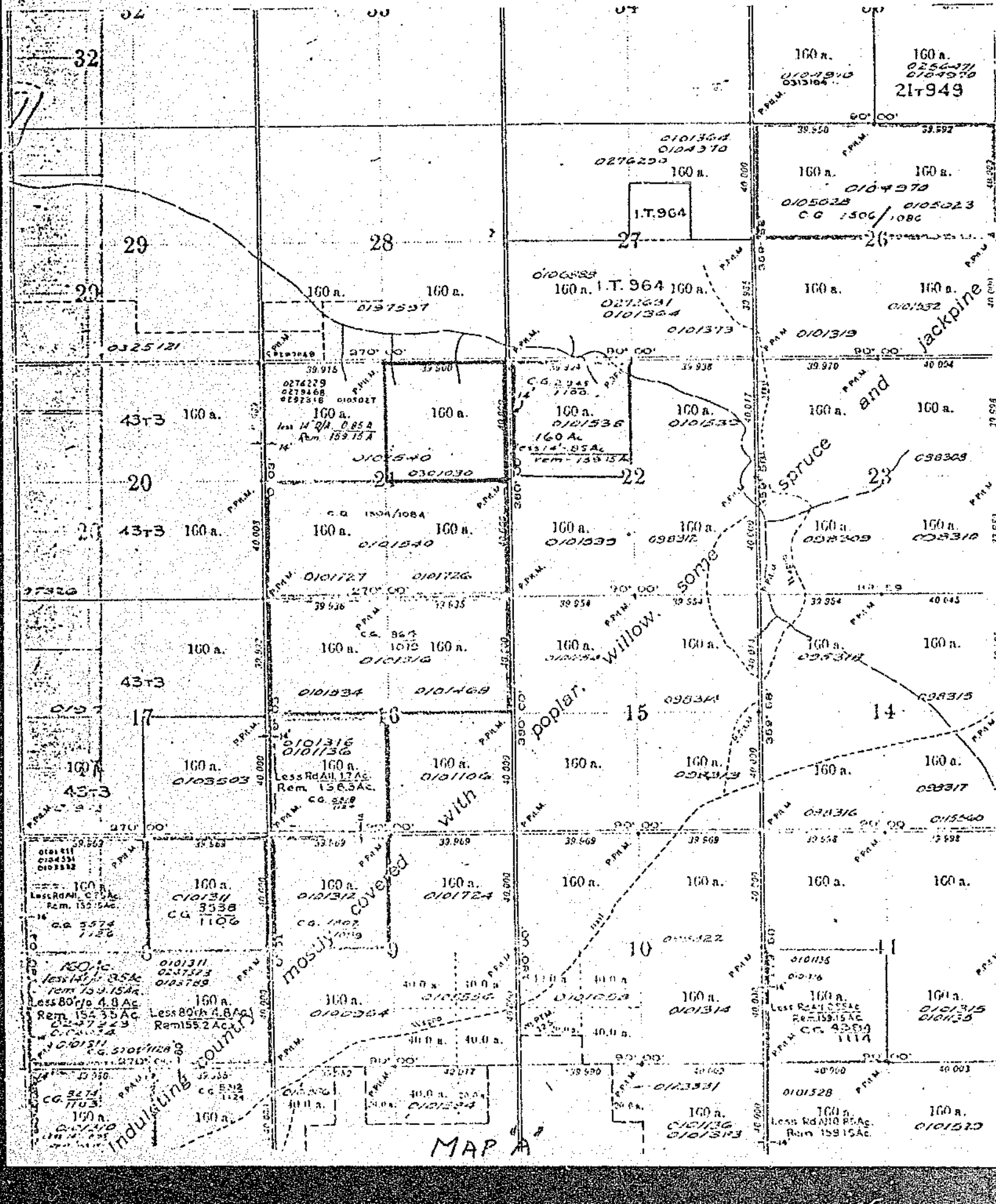
Land Registration District

Land Inspection District
Ranger District

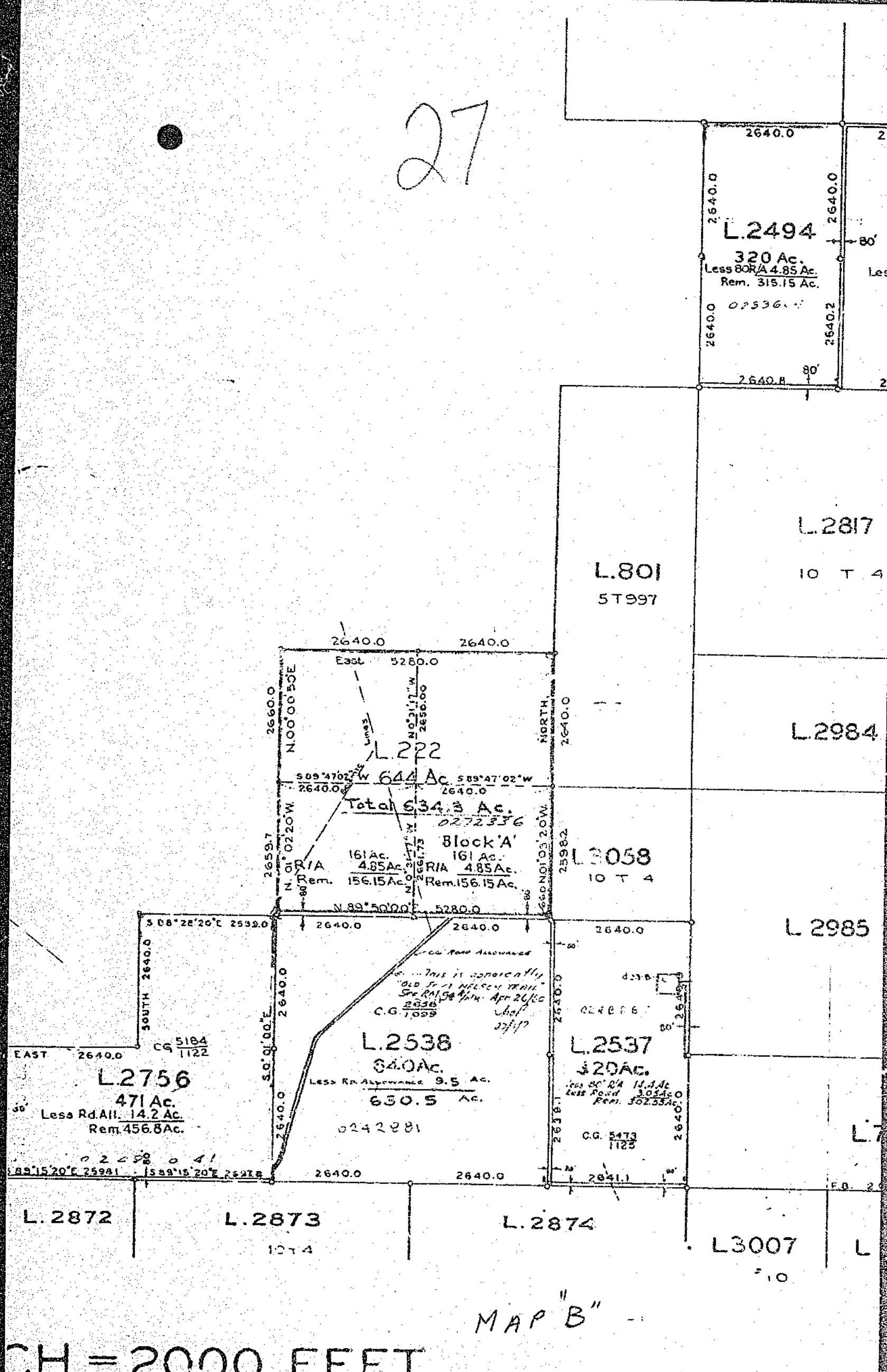
Lot No.	Field Book	P.H.	Surveyed By	Date Surveyed	Plan	Air Photo
					10-10-74	
					Made by: J. R. H. H.	Date: 17-10-74

L.S. 21

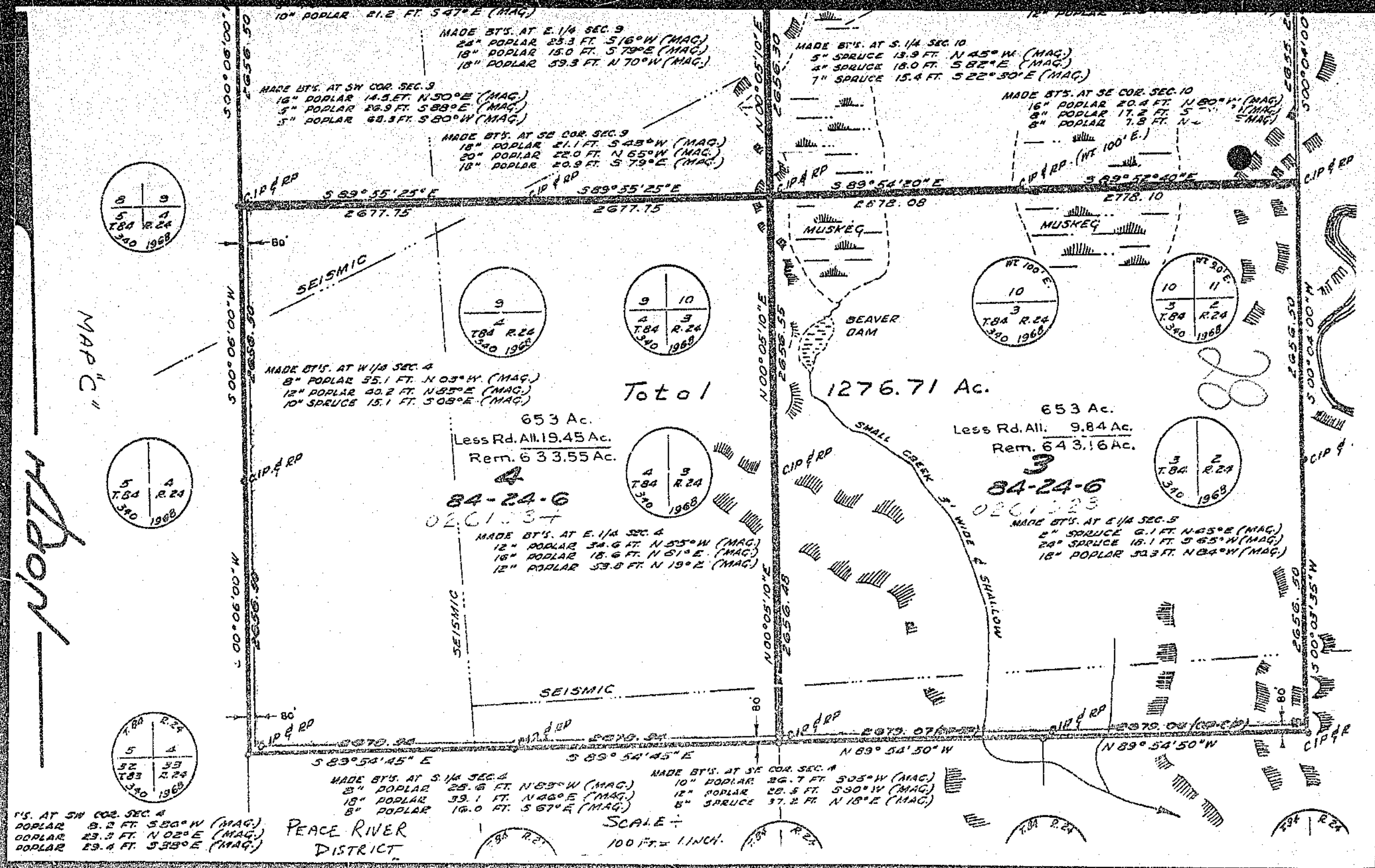
Scale: 40 chains = 1 inch

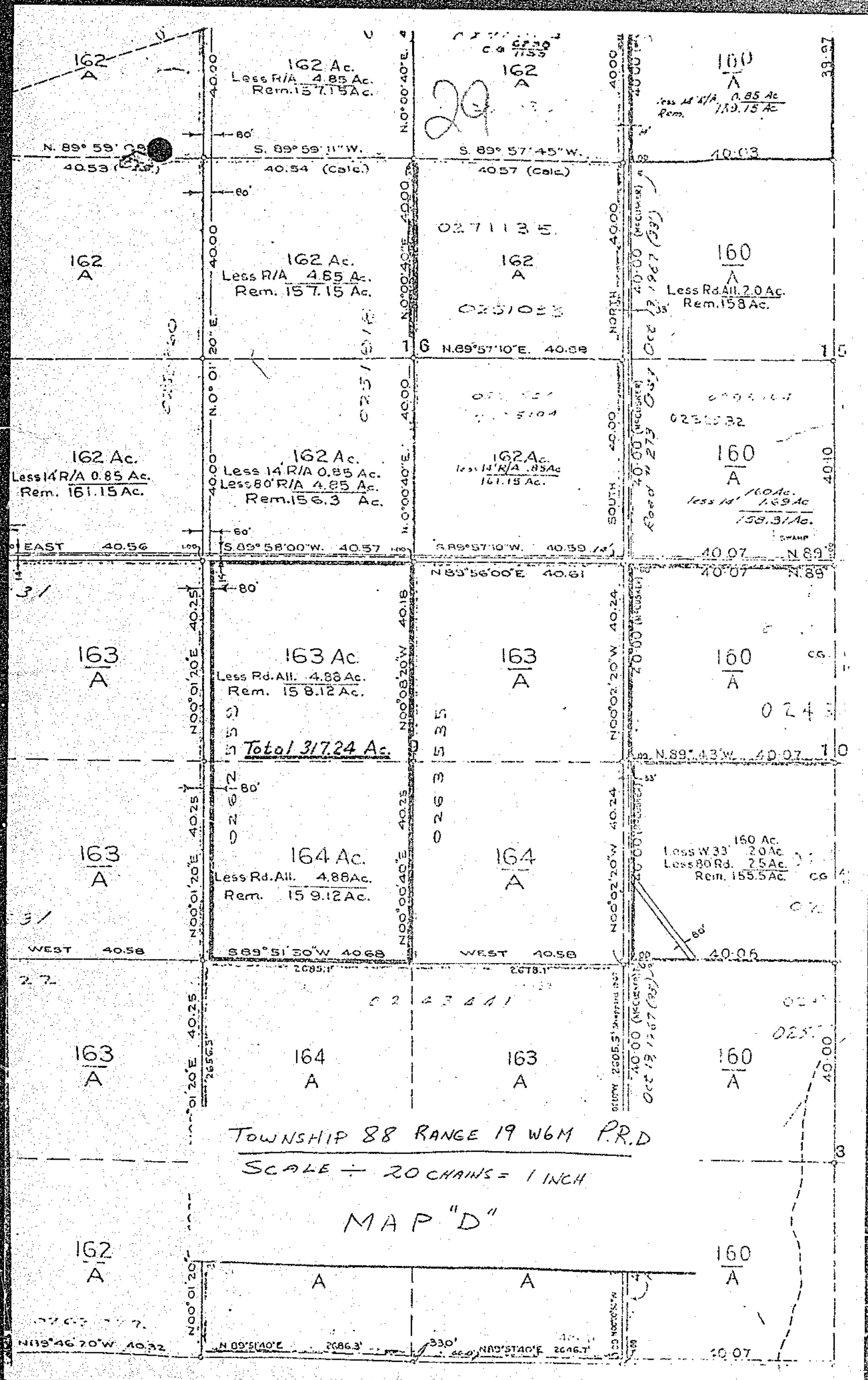


27



1122





BRITISH COLUMBIA LAND SERVICE
SURVEYS AND MAPPING BRANCH
30 LEGAL SURVEYS DIVISION
EXAMINATION PLAN

0104258
Victoria File
Request No.
R94A/NE
Reference Map

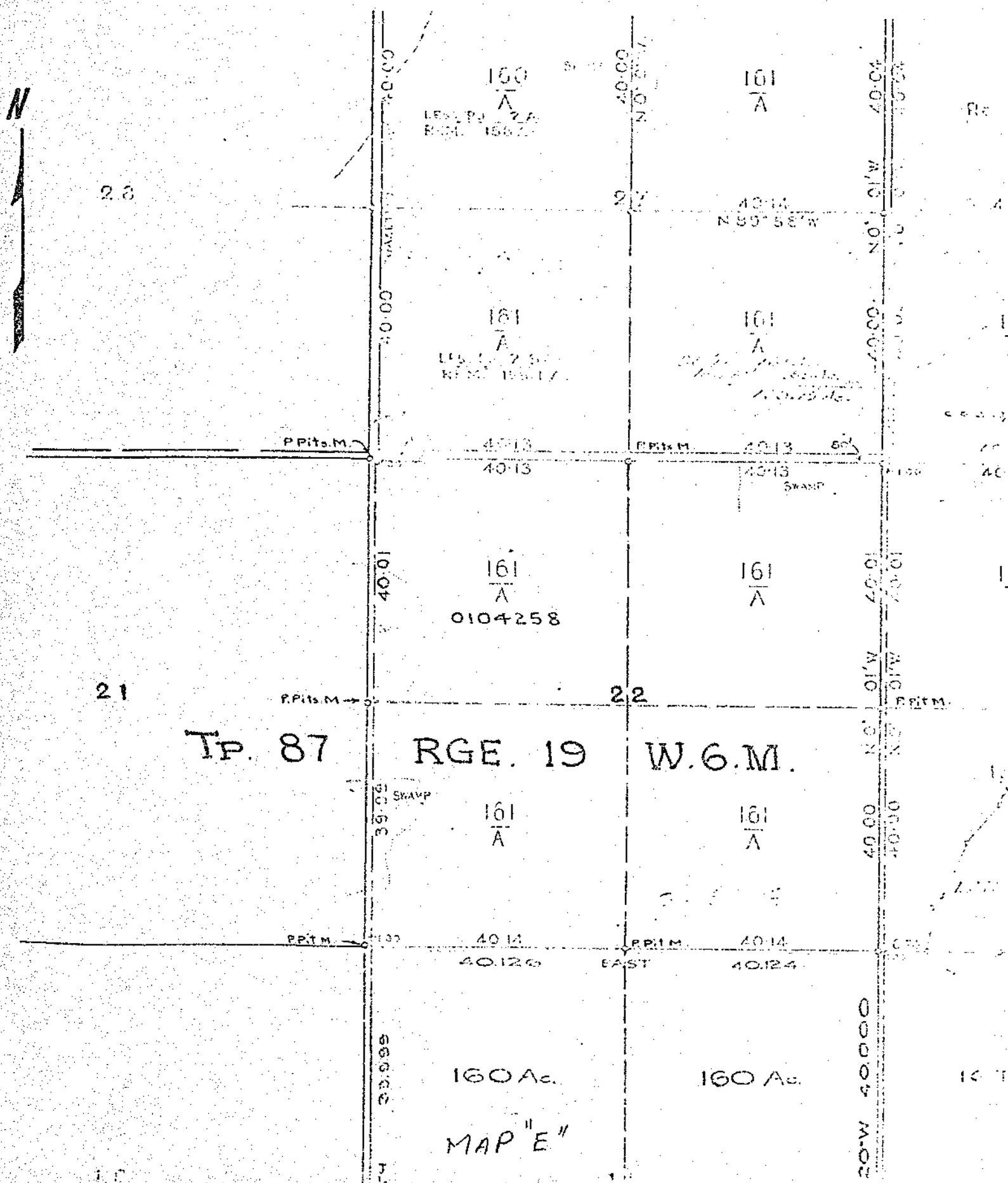
Description of Area: NORTHWEST 1/4 OF SECTION 22,
TOWNSHIP 87, RANGE 19, W.6.M.

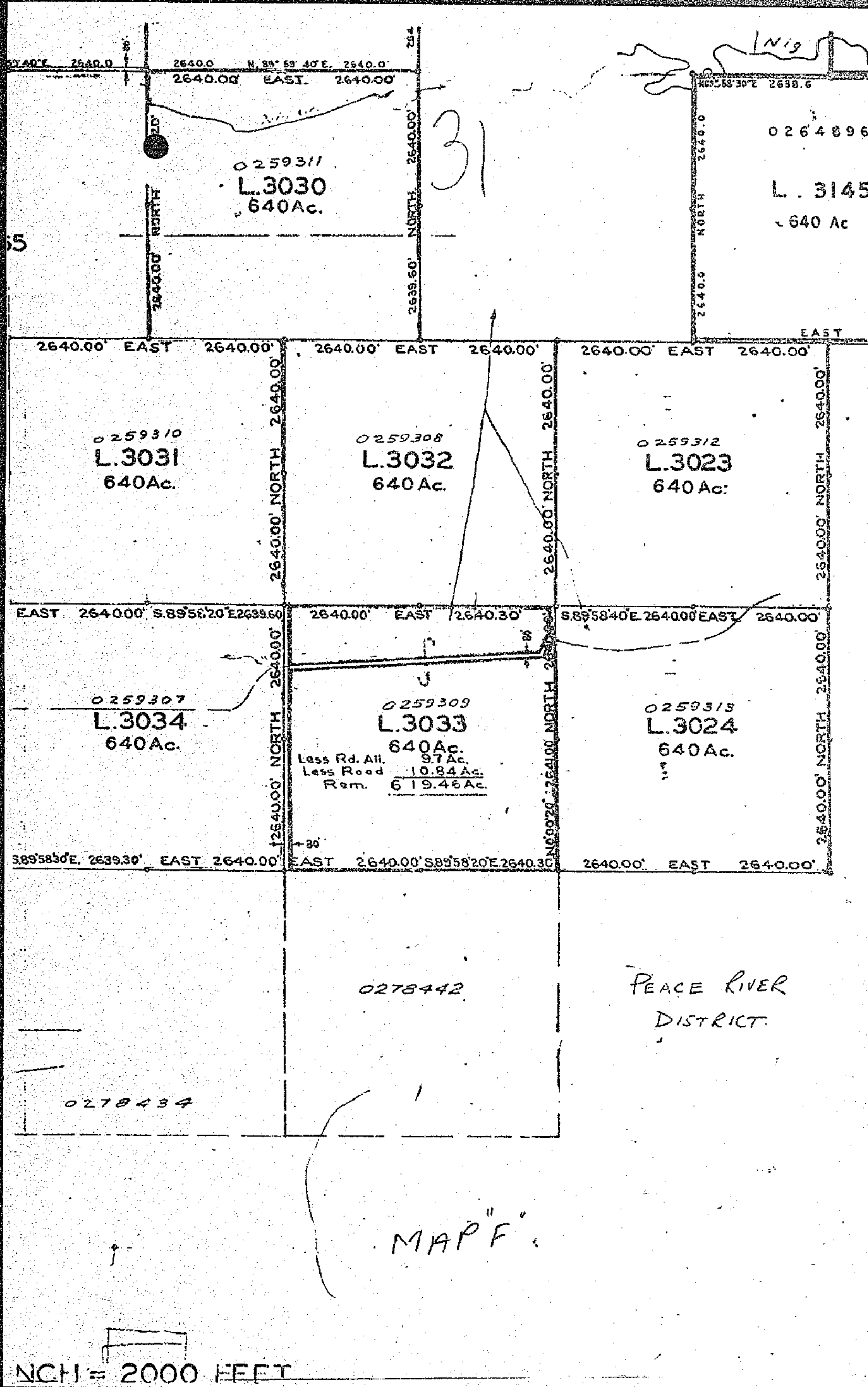
PEACE RIVER Land District Location: ROSELAND CR., ROSE PRAIRIE
PRINCE GEORGE Land Registration District Land Inspection District
Ranger District

Lot No.	Field Book	P.H.	Surveyed By	Date Surveyed	Plan	Air Photo
SEC 22	394/31	6	CRAN	AUG. 31	S.T. 2	
					Made by R. Carver	Date April 4, 1975

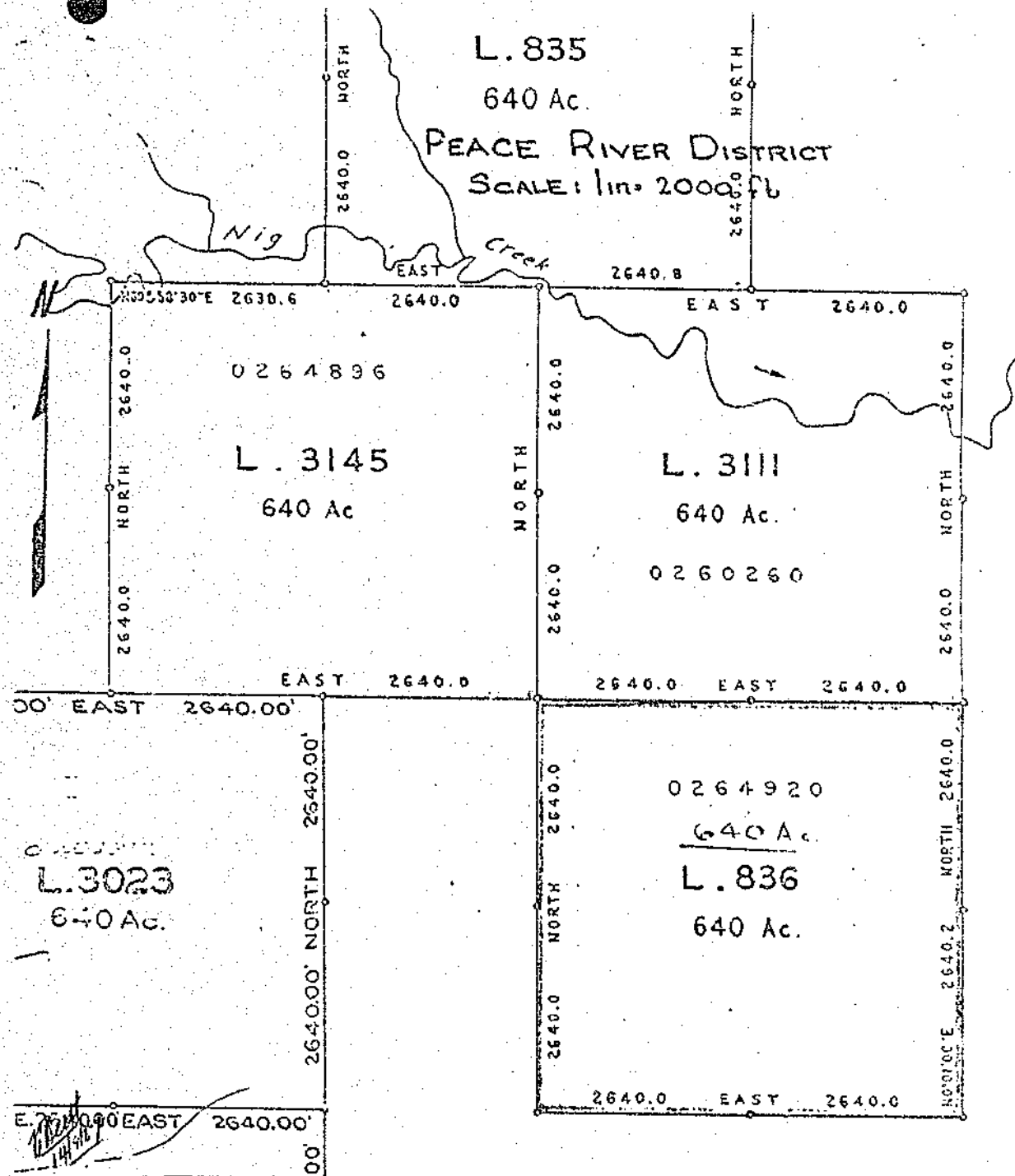
S. 21

Scale: 20 CHAINS = 1 inch





32



MAP "G"

BRITISH COLUMBIA LAND SERVICE
SURVEYS AND MAPPING BRANCH
LEGAL SURVEYS DIVISION
EXAMINATION PLAN

0332045
Victoria File
Request No.
021/111
Reference Map

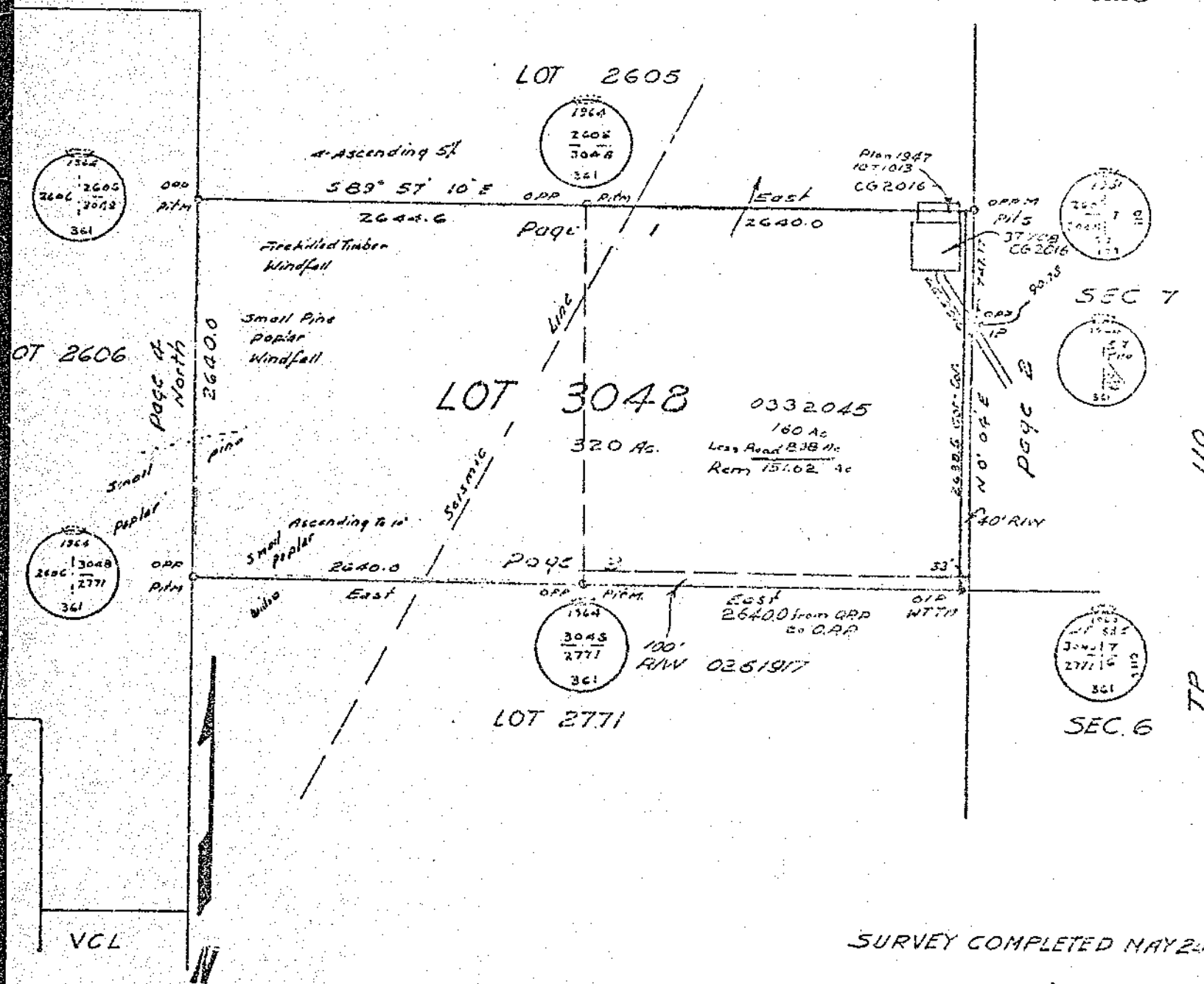
Description of Area: The east 1/2 of lot 3048 except the narrow strips of land being the most easterly 40 ft. and the most southerly 100 ft. in parallel width thereof.

Peace River Land District Location: 2 mi. NW of Confl. of Snyder Cr. & Bulkley R.
Prince George Land Registration District Land Inspection District
Ranger District

Lot No.	Field Book	P.H.	Surveyed By	Date Surveyed	Plan	Air Photo
3048	265/66	20	F. S. L. Sheppard	May 1950	Field Book	
					Made by	Date 9.5.75

L.S. 21

Scale: 1000 ft. = 1 inch A.M.F. - Omnesca - Peace



SURVEY COMPLETED MAY 21

F. S. L. Sheppard, B.C.

MAP "H"

BRITISH COLUMBIA LAND SERVICE
SURVEYS AND MAPPING BRANCH
LEGAL SURVEYS DIVISION
EXAMINATION PLAN

0221039

Victoria File

Request No.

R94A/NE

Reference Map

Description of Area: NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 88, RANGE 19,

W.G.M., EXCEPT THEREOUT A STRIP OF LAND BEING THE MOST WESTERLY 14 FEET IN PARALLEL WITH THEREOF

PEACE RIVER

Land District

Location ROSLAND CREEK

Land Inspection District

PRINCE GEORGE

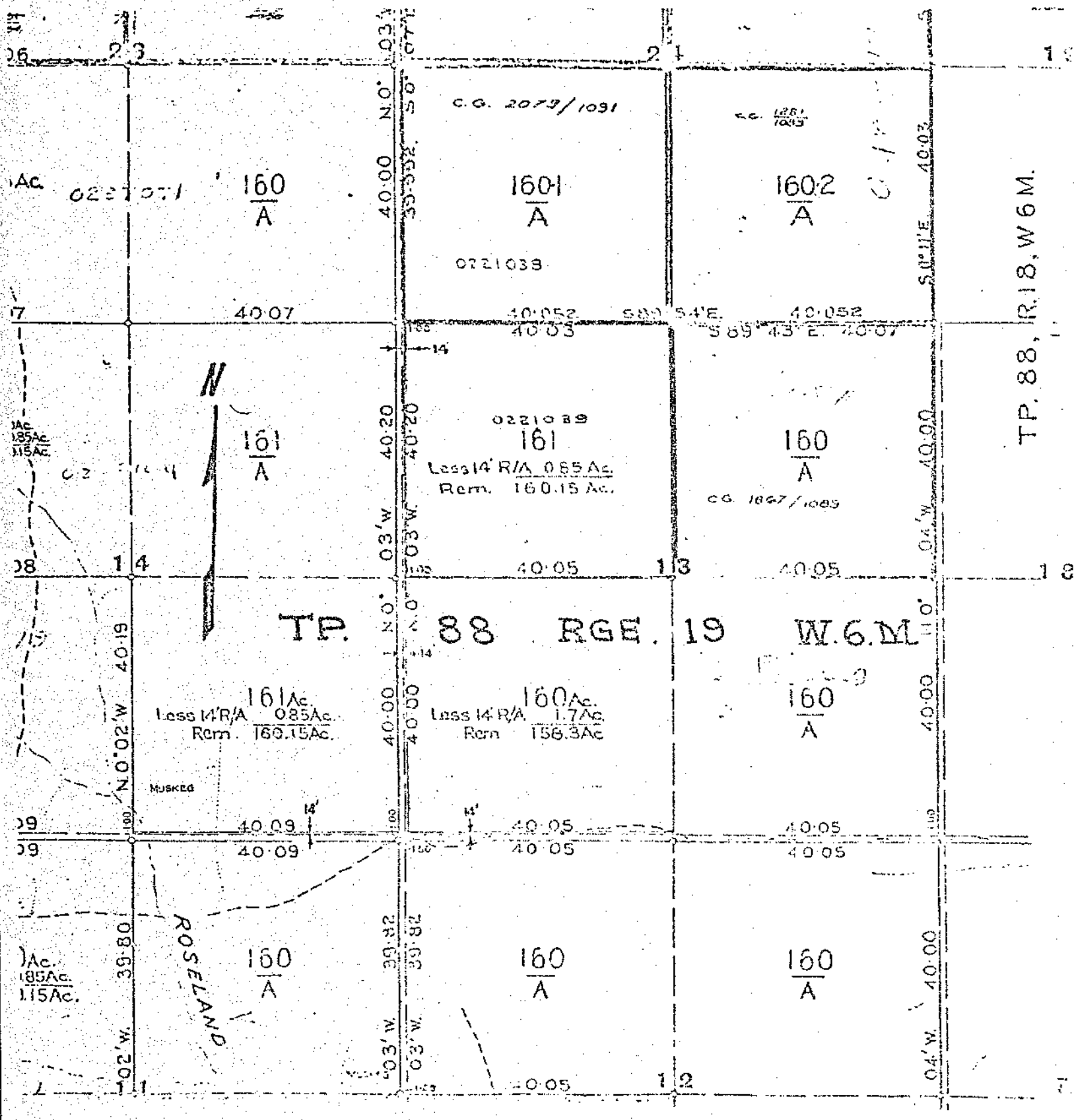
Land Registration District

Ranger District

Lot No.	Field Book	P.H.	Surveyed By	Date Surveyed	Plan	Air Photo
SEC. 13	48/32	G	BURDEN	AUG. 31	1112	
					Made by R. Conner	Date April 15, 1925

LS. 21

Scale: 20 CHAINS = 1 inch



MAP "I"

BRITISH COLUMBIA LAND SERVICE
SURVEYS AND MAPPING BRANCH
LEGAL SURVEYS DIVISION
EXAMINATION PLAN

35

0245002
Victoria File

Request No.

R94A/NW
Reference Map

Description of Area: NORTHEAST 1/4 OF SECTION 14,
TOWNSHIP 110

PEACE RIVER

Land District

Location: 8 MILES N. OF BLUEBERRY

PRINCE GEORGE

Land Registration District

Land Inspection District
Ranger District

Lot No.	Field Book	P.H.	Surveyed By	Date Surveyed
SEC. 14	18.52	9	CRAN	1951
L. 3007	376/66	20	SHEPPARD	1966

Plan: 47T2

Air Photo

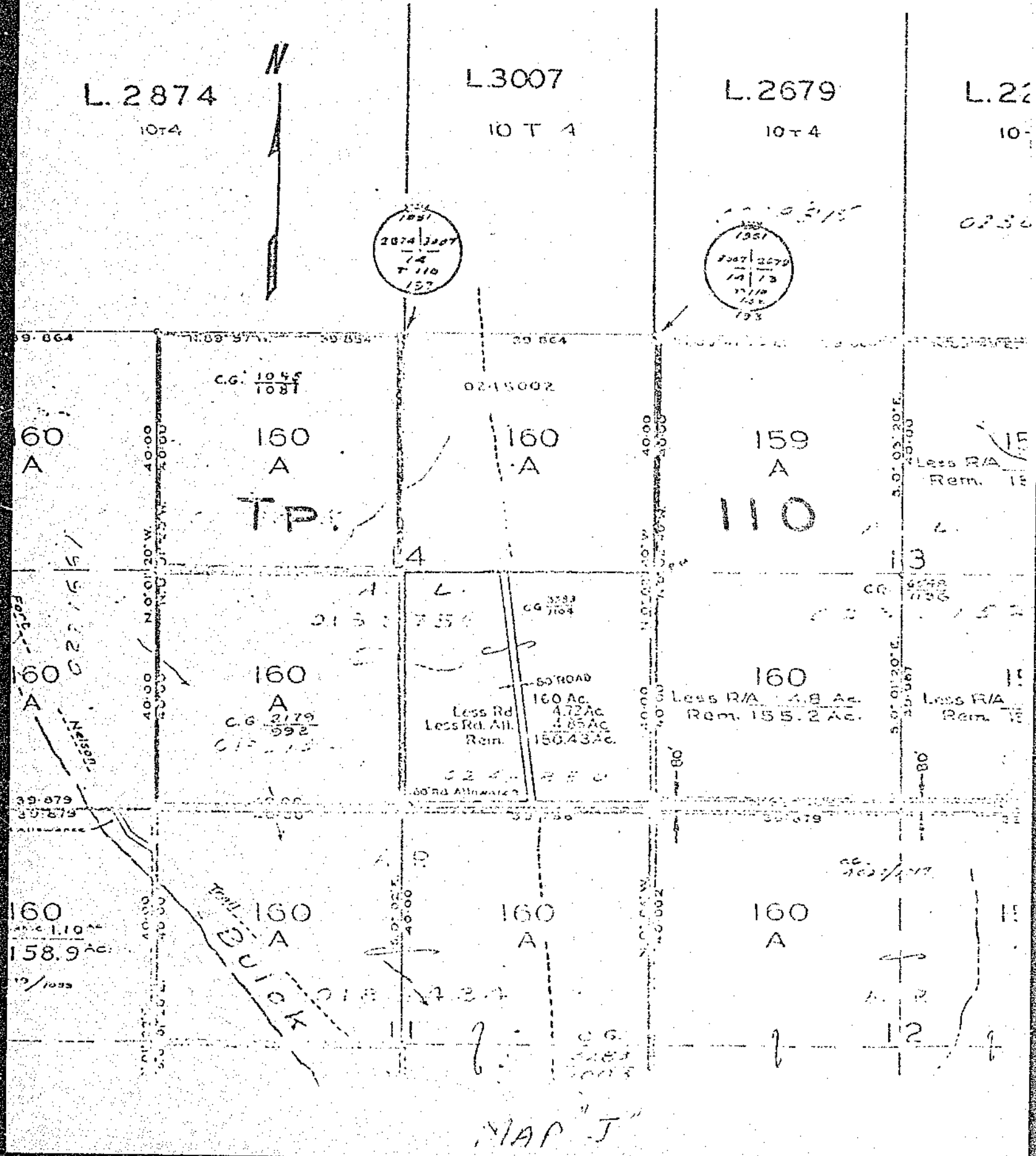
Made by: R. Carver

Date: April 9, 1975

L.S. 21

Scale: 20 CHAINS

— 1 inch



BRITISH COLUMBIA LAND SERVICE
SURVEYS AND MAPPING BRANCH
LEGAL SURVEYS DIVISION
EXAMINATION PLAN

0331735

Victim File

Request No.

RS4-4/NE

Reference Map

Description of Area: WEST 1/2 SECTION 8, TOWNSHIP 88,

RANGE 17, W.6.M.

PEACE RIVER

Land District

Location: 8 MILES N.E. OF ROSE PRARIE

PRINCE GEORGE Land Registration District

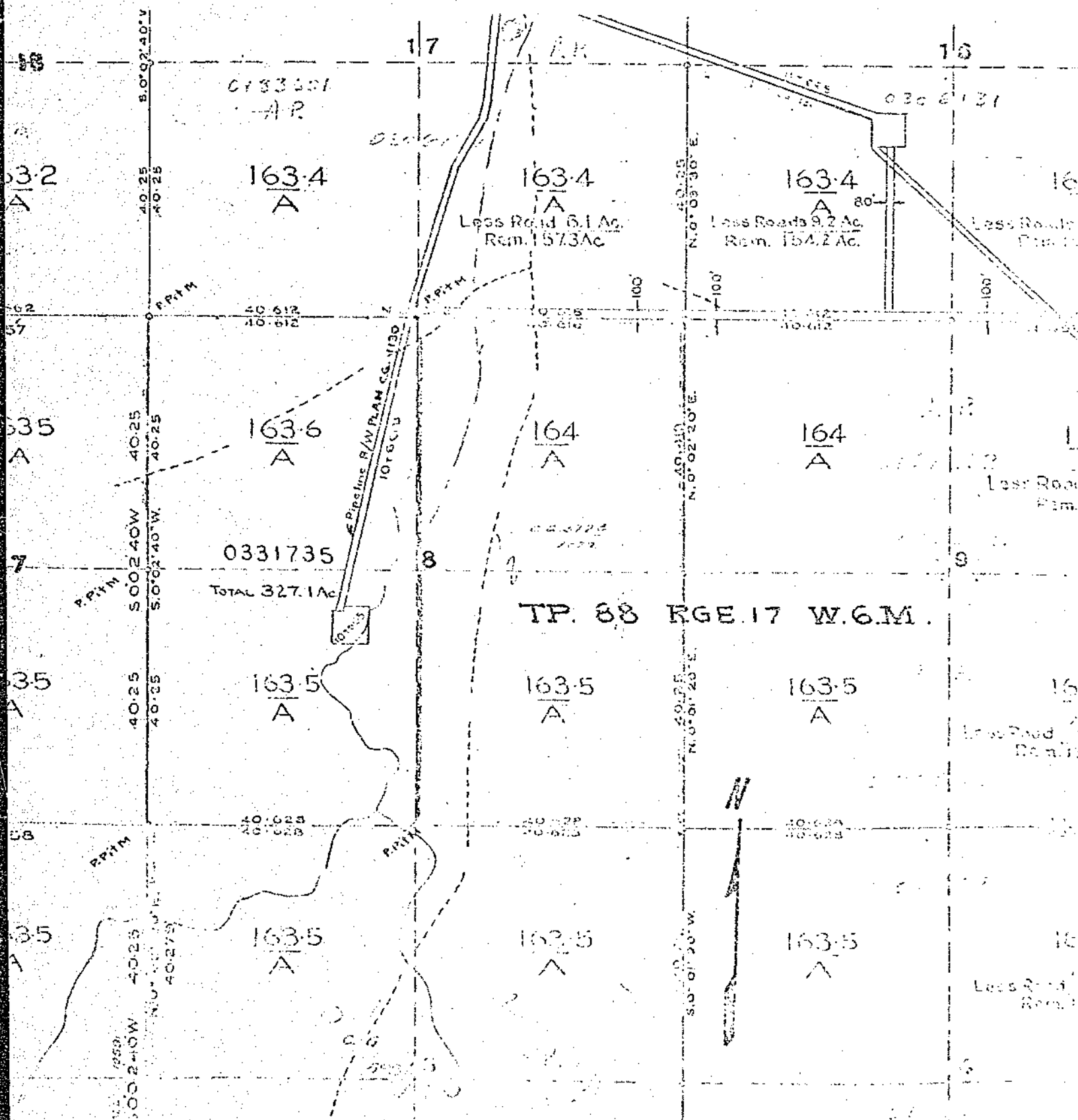
(Land Inspection District

Ranger District

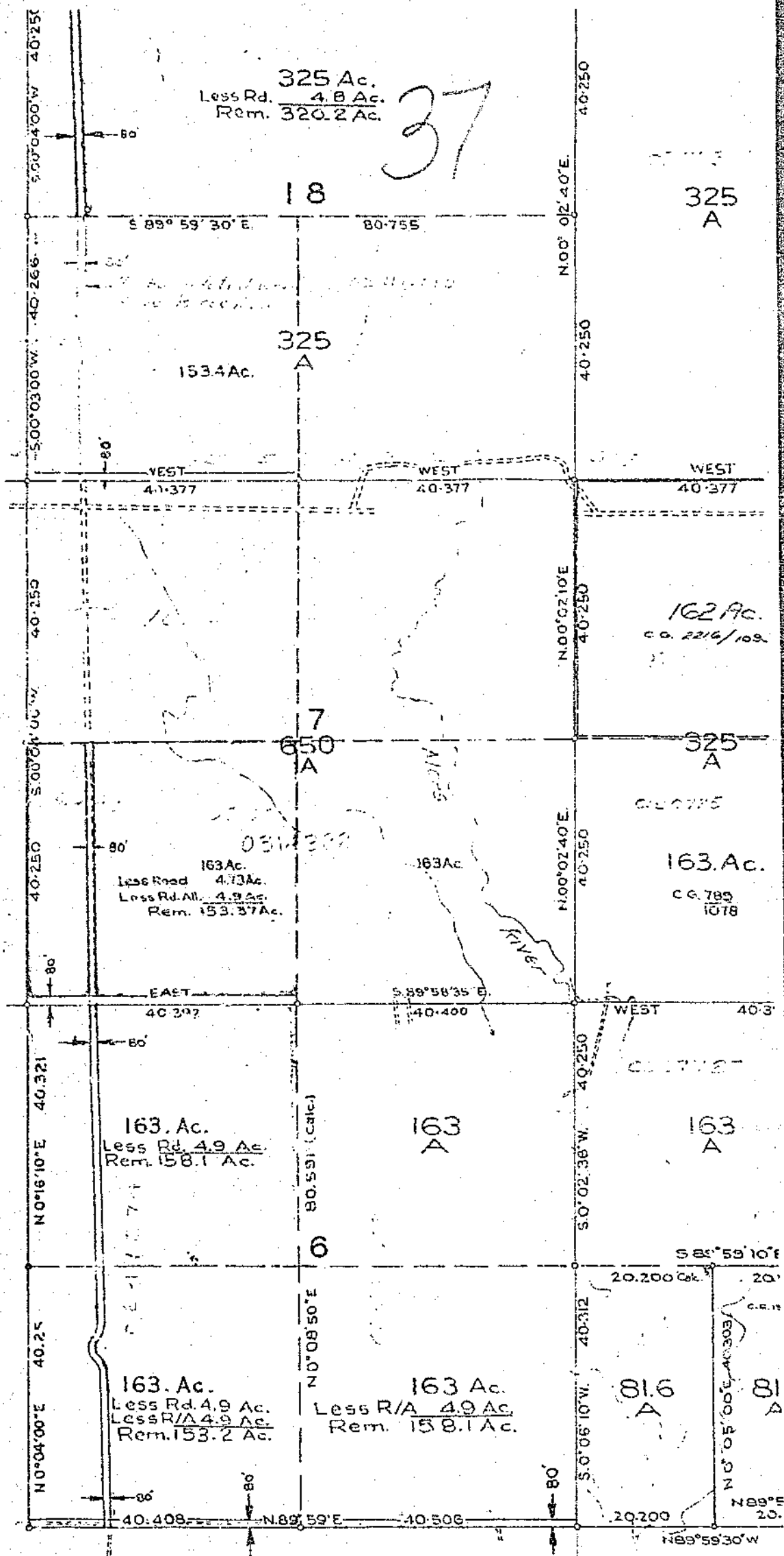
Lot No.	Field Book	P.H.	Surveyed By	Date Surveyed	Plan	Air Photo
SEC. 8	9/51	9	CRAN	SEPT. 50	42-22	
PLAN C.G. 1130			LONGSTAFFE	ALIG. 63		
					Made by: R. Carter	Date: March 12, 1975

L.S. 21

Scale: 20 CHAINS = 1 inch

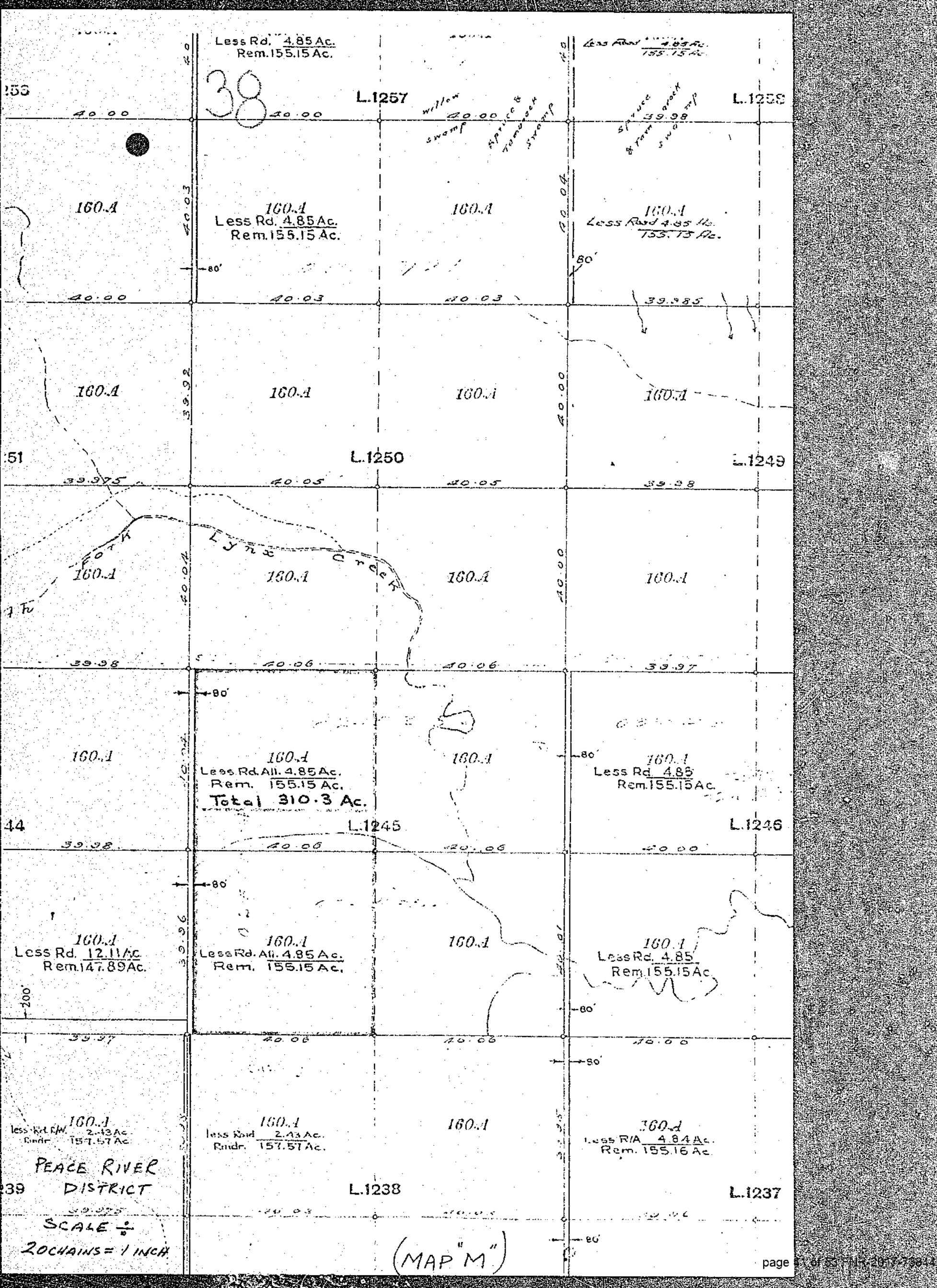


MAP "K"



PEACE RIVER DISTRICT
SCALE: 20 CHAINS = 1 INCH

MAP "L"



Less Rd. 4.85 Ac.
Rem. 155.15 Ac.

38

L.1257

Less Rd. 4.85 Ac.
Rem. 155.15 Ac.

L.1258

willow
swamp
spruce
tomato
swamp

spruce
tomato
swamp

160.1
Less Rd. 4.85 Ac.
Rem. 155.15 Ac.

160.1
Less Rd. 4.85 Ac.
Rem. 155.15 Ac.

L.1250

L.1249

160.1
Less Rd. All. 4.85 Ac.
Rem. 155.15 Ac.
Total 310.3 Ac.

L.1245

160.1
Less Rd. 4.85
Rem. 155.15 Ac.

L.1246

160.1
Less Rd. 12.11 Ac.
Rem. 147.89 Ac.

160.1
Less Rd. All. 4.85 Ac.
Rem. 155.15 Ac.

160.1
Less Rd. 4.85
Rem. 155.15 Ac.

160.1
Less Rd. 2.43 Ac.
Rem. 157.57 Ac.

160.1
Less Rd. 2.43 Ac.
Rem. 157.57 Ac.

160.1
Less R/A 4.84 Ac.
Rem. 155.16 Ac.

PEACE RIVER
DISTRICT

L.1238

L.1237

(MAP "M")

SCALE $\div$
20 CHAINS = 1 INCH

AGREEMENT TO LEASE CROWN LAND

ITEM K

In the matter of the right to acquire leasehold tenure over certain Crown land described as The West 1/2 of
Section 8, Township 88, Range 17, W6M, Peace River District, containing 327.1 acres

such right being determined by public auction held at Fort St. John, B.C.
on June 22nd, 1976, terms and particulars of which were read at the time of auction, Her Majesty
the Queen in right of the Province of British Columbia, has agreed to issue a lease, and
has agreed to proceed with a lease over the said property at an annual rental of \$ 267.00

The Agreement Holder has remitted the sum of \$ 597.⁰⁰

being composed of the first year's rental, statutory lease fee of \$30 and \$ 300.⁰⁰ bonus bid.

The Agreement Holder hereby agrees to accept a lease over the property described herein, subject to the terms and
conditions announced at the time of auction and in accordance with the covenants of the lease indenture. The
Crown's Agent hereby confirms intention to subsequently proceed to issuance of a lease and acknowledges receipt
of the moneys remitted.

TOTAL AMOUNT REMITTED - - - - -

\$ 597.⁰⁰

(Crown's Agent) [Signature]

(Agreement Holder) [Signature]

GORDON WARREN WOLFE

(Full P.O. address) General Delivery, TAYLOR, B.C.

(Witness) [Signature]

ENTERED in Land Register

Initial [Signature]

TERMS OF LEASE

CANADIAN CITIZEN

Yes ☒

No ☐

If default should be made in payment of lease rentals due, or of the rates and taxes, or should the lessee fail to
make diligent use of the aforementioned premises for the purpose for which the lease is issued during the term of same,
the Minister of Lands, Forests, and Water Resources may, on giving 60 days' notice in writing of his intention
to do so, by mailing such notice addressed to the lessee at the above or last-known address, cancel the lease, and on
such cancellation, the lease shall become absolutely void and of no effect as if it had never been issued, and all moneys
previously paid (lease rentals, lease fee, bonus bid) and any improvements then existing upon this land shall be
forfeited to the Crown.

WHITE COPY FOR AGREEMENT HOLDER

PINK COPY FOR DIRECTOR OF LANDS

YELLOW COPY FOR COMMISSIONER OF LANDS

TO LEASE SUSP.

11/13/1976

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* DOMINION OF CANADA:

PROVINCE OF BRITISH COLUMBIA.

To Wit:

In the Matter of APPLICATION TO LEASE.
WEST 1/2 OF SECTION 8, TOWNSHIP 88,
RANGE 17, W6M, PEACE RIVER DISTRICT.

1. GORDON WARREN WOLFE

by occupation a LABOURER

of GENERAL DELIVERY, TAYLOR,

in the Province of British Columbia, do solemnly declare that

1. I am a Canadian citizen by:

a. birth ☒

b. having obtained a Certificate of Canadian Citizenship

on _____

c. having obtained a Certificate of Naturalization

on _____

d. special circumstances

[If not covered by (a), (b) or (c) applicant must complete (d).]

2. I have obtained Landed Immigrant status in Canada. ☐

3. I am of the full age of nineteen years.

And I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the "Canada Evidence Act."

Declared before me at the CITY
of FORT ST JOHN, in the
Province of British Columbia, this 22ND
day of JUNE, 1976, A.D.

Gordon Wolfe

[Signature]
A Commissioner for taking Affidavits for British Columbia or
A Notary Public in and for the Province of British Columbia.



LANDS BRANCH SUSPENSE

DUPLICATE - TO BE FORWARDED TO PROVINCIAL TREASURY
PROVINCE OF BRITISH COLUMBIA

RECEIPT

THE SUM OF

Five thousand & thirty four DOLLARS (\$

No. 174357 F

RECEIVED FROM

Ernest Warren Wolfe

June 23

1974

for delivery

Laguna, B.C.

ON ACCOUNT OF *Provincial Tax & 30% Province #267*

Provincial leave fee \$30.00

For L.T. Good

ISSUING OFFICE

SIGNING OFFICER

TO REVENUE NOV 1 1974

to 2267 gm

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DRAFT OF LEASE

1. Lease Form AGRICULTURE
2. File Number 0331735
3. Date JUNE 22, 1976
4. Lessee's Name GORDON WARREN WOLFE
- Checked in Company's Office for: (1) Registered ☐
(2) Correct Spelling ☐
5. Legal Description W 1/2 of Sec. 8, TP. 88, R. 17, W6M, P.R.D.
6. Acreage 327.1
7. Full and specific purpose or purposes for which lease is required
"for AGRICULTURAL _____ purposes".
8. Term 3 1/2
9. Rental \$267.00 per annum
10. Provisos Numbered 166 (Peace River - Liard) 23 (Imperial Oil Ltd.; 725 app. 17/3/64)
136 91 (IMP FINA RIGEL)
renewal 26 acres assignment 129 acres purchase 206 acres
purchase price \$5,330.00

Prepared by M. Smith

Checked by _____

Date 19/7/76

Date _____

Typed by Lynnda RichardsonDate August 5/76

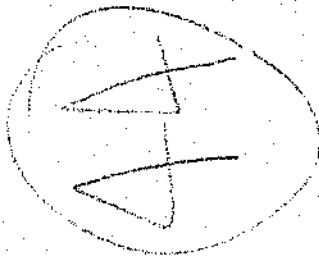
MEMO

CLARK, J. D.

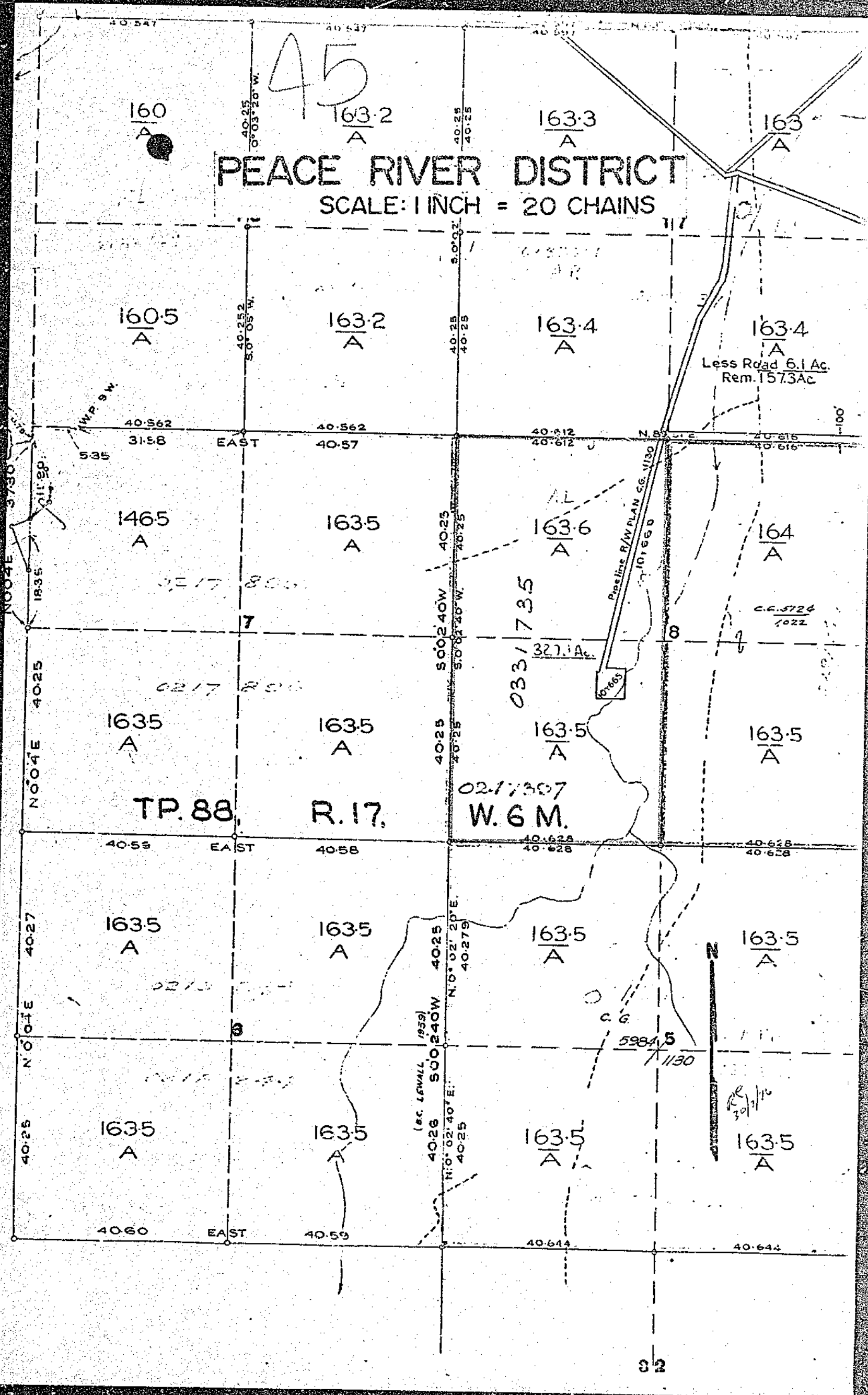
~~CLARK, J. D.~~

CLARK SURVEYS

NS - J McCloskey



SCALE: 1 INCH = 20 CHAINS



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Northern Division
0331735

August 19, 1976

Gordon Warren Wolfe
General Delivery
Taylor, B.C.

Dear Sir:

Enclosed herewith is lease in duplicate in your name covering

West $\frac{1}{2}$ of Section 8, Township 88, Range 17, West of the 6th Meridian,
Peace River District,

Kindly sign both copies and also initial each proviso and covenant which has been added to the printed form, in the spaces provided by the rubber stamp. Your signatures and initialling of all provisos and covenants must be duly witnessed and the documents returned to this Department for the signature of the Director of Lands.

Failure to complete the documents as required will result in a delay in the final issuance of the lease, as the same will be required to be returned to you until correctly completed.

If the Lessee is a co-partnership, the lease must be signed and sealed by each member of the partnership, or if the Lessee is a corporation, the Corporate Seal must be affixed by the officials who are authorized to execute deeds on behalf of the corporation and be accompanied by the signature of these officials.

Yours truly

JC/ld

Encl.

R. C. WATT
for Director of Lands

c.c. - Land Commissioner, Fort St. John (27551 NR)

L.B.33

- (1) AFTER WRITING REMOVE GREEN SHEET AND FORWARD THE BALANCE OF THE SET (CONTACT)
 (2) WHEN REPLYING AFTER WRITING YOUR REPLY KEEP THE PINK SHEET FOR YOUR FILE FORWARD WHITE SHEET

TO
 Director of Lands

Victoria

FROM
 Land Commissioner

Fort St. John

SUBJECT Your file: 0331735 Our file 27790NR
 -- Wolfe

DATE September 3, 1976

☐ For Your Information
☒ Please Process

☐ Please O.K. and Return
☐ Return With More Details

☐ Please Discuss With Me
☐ Investigate and Report

☐ For Your Request
☐ Please Answer
☐ For Your Signature
☐ For Your File

Re: A/lease covering 1/2, Sec. 5, Tp. 8S
 R. 17, W6M, P20

Attached hereto are both copies of the lease indenture, duly signed and
 witnessed as per your request.

[Handwritten signature]

DATE OF REPLY
 WRITE YOUR REPLY AND RETURN THIS SHEET

SIGNATURE

 DEPARTMENT OF LANDS AND FORESTS
 1101 WATERLOO STREET, VICTORIA, B.C. V8W 2K3
 TEL: 383-1231 FAX: 383-1232

MEMOGRAM

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File No. 0331735

CHECK LIST FOR LEASES

A. - BEFORE EXECUTION BY LESSEE

REMARKS

Page 1	☒	Correct Lease Form	
	☒	Date	
	☒	Lessee	
	☒	Legal Description	
	☒	Acreage	
	☒	Purpose	
	☒	Term	
	☒	Additions to term	
	☒	Rental (Check Addition)	
	☒	Endorsation re rental	
	☒	When rental payable	

Page 2	☒	Insertions	
		Provisos	

Page 3	☒	Correct sketch plan attached	
		Provisos	

Page 4	☒	Date	
	☒	Lessee	
	☒	Purpose	
	☒	Term	
	☒	Rental	
	☒	District	
	☒	Legal Description	
	☒	File Number	

☒	Duplicate lease compared with Original	
	Signature of Checker	
	Date	

B. - AFTER EXECUTION BY LESSEE

Page 1	☒	Nothing to be checked	
--------	-------------------------------------	-----------------------	--

Page 2	☒	Initials re provisos	
--------	-------------------------------------	----------------------	--

Page 3	☒	Correct Corporate Seal	
	☒	Correct signature	
	☒	Witness's signature	
	☒	Initials re provisos	

Page 4	☒	Nothing to be checked	
	☒	Duplicate lease compared with Original	

Sufficient Fees on file to issue lease	<u>10/17</u>
	Initials of checker

Signature of Checker	<u>[Signature]</u>
Date	<u>10/17/76</u>

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Attention: Northern Division
File: 0331735
Reference Map: 94A/NE

November 8, 1976

Mr. Gordon Warren Wolfe
General Delivery
Taylor, B. C.

Dear Sir:

Enclosed herewith is Lease No. 28367 covering the West 1/2 of Section 8,
Township 83, Range 17, West of the 6th Meridian, Peace River District,

issued in the name of yourself
dated June 22, 1976, containing 327.1 acres, and issued
for a period of three years, for agricultural

purposes,
at the rental of \$ 267.00 per annum, duly executed by the Assistant
Director of Land Management, together with General Receipt No. ~~for \$267.00 being lease fee and rental in this connection to~~

MICROFILMING OF THIS
FILE IS COMPLETE ONLY
TO THIS DOCUMENT

IC:pb
DATE _____

OPERATOR _____

Yours truly,

R. C. WATT

for Director of Land Management

cc: Land Commissioner, Fort St. John (27551 NR)
District Land Manager, Fort St. John (Reg. 89611)
British Columbia Assessment Authority, Victoria (Peace River A.D.)
Peace River - Liard Regional District, Box 810, Dawson Creek, B.C. V1G 4H7

ENTERED in Land Register

Initial RH

