

SCHEDULE "A"

FORM OF INDUSTRIAL LICENCE
SITE SPECIFIC TENURE

This Industrial Licence is a "Site Specific Tenure" within the meaning of the Master Agreement dated August 1, 2014, between His Majesty the King in Right of the Province of British Columbia and British Columbia Hydro and Power Authority as may be amended by subsequent agreement in writing between the parties from time to time (the "Master Agreement") and is governed by the terms and conditions of the Master Agreement.

This Site Specific Tenure is dated for reference July 17, 2025 and is made under the *Land Act*.

1. LAND: "**Land**" means that part or those parts of the Crown land either described in, or shown outlined in bold or red line on, the schedule attached to this Site Specific Tenure entitled "Legal Description Schedule", except for those parts of the land that, on the Commencement Date, consist of highways (as defined in the *Transportation Act*).
2. PURPOSE: This Site Specific Tenure is for industrial purposes as set out in the Management Plan.
3. TERM: From July 7, 2025 (the "**Commencement Date**") and terminates on the 5th anniversary of that date (the "**Term**").
4. FEE: "**Fee**" means the greater of \$500.00 and 1 % (the "**Percentage**") of the Market Value of the Land being \$1,247,000.00 and payable in advance on or before the Commencement Date and each subsequent anniversary of the Commencement Date during the Term, subject to adjustment by the Province pursuant to Article 5 of the Master Agreement.
5. NOTICE: Any notice required to be given to the Province shall be sent by prepaid mail or delivered to:

Ministry of Water, Land and Resource Stewardship
100-10003 110th Ave
Fort St. John, BC V1J 6M7.

6. SPECIAL TERMS AND CONDITIONS: Special Terms and Conditions attached form a part of this Site Specific Tenure.

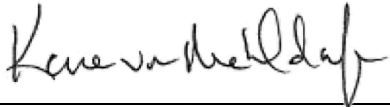
This Site Specific Tenure is granted as of the reference date first written above.

SIGNED on behalf of **HIS MAJESTY
THE KING IN RIGHT OF THE
PROVINCE OF BRITISH COLUMBIA**
by the Minister responsible for the *Land Act*
or the Minister's authorized representative



Minister responsible for the *Land Act*
or the Minister's authorized representative

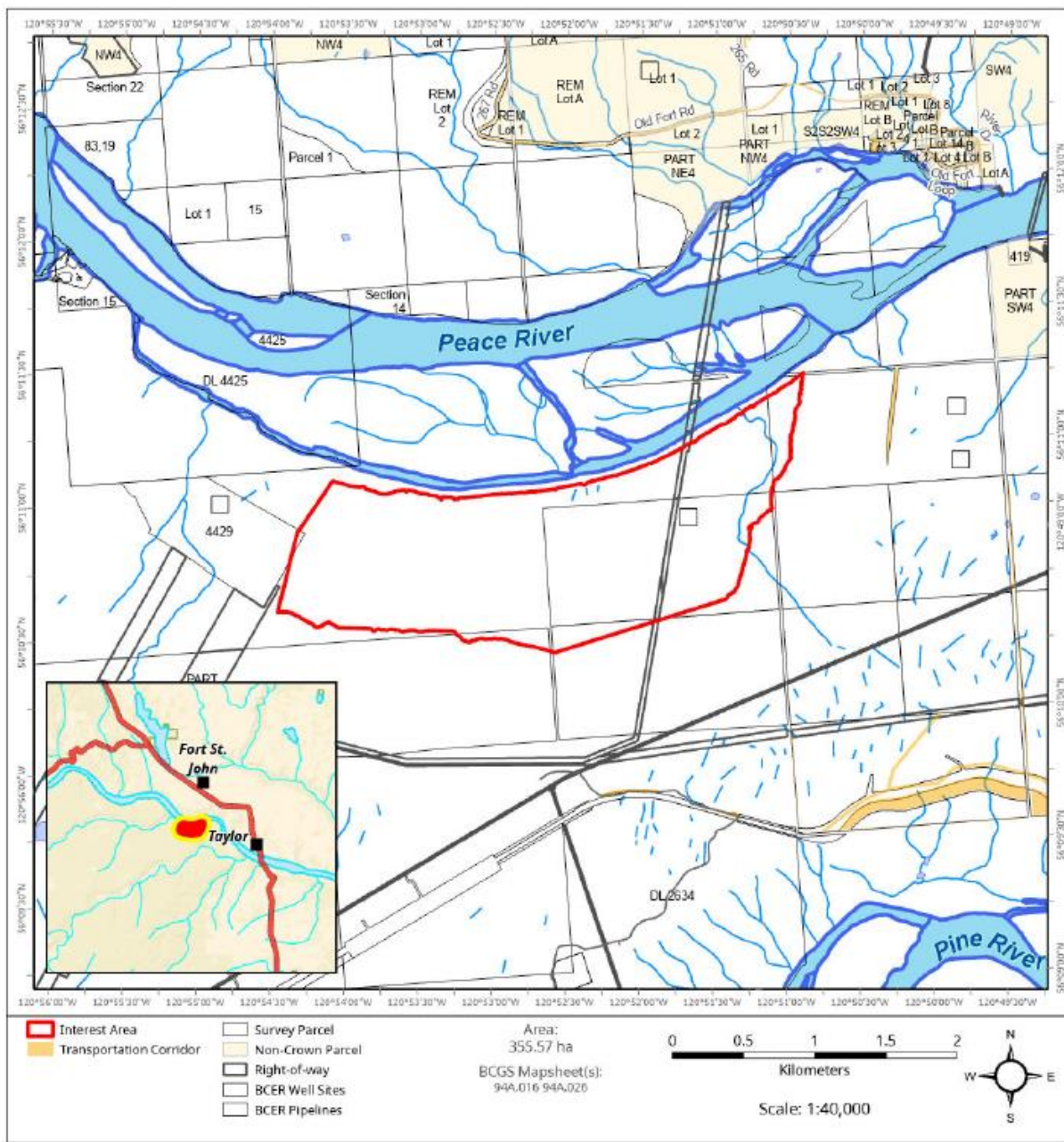
SIGNED by a duly authorized
signatory of **BRITISH COLUMBIA
HYDRO AND POWER AUTHORITY**



Authorized Signatory

SCHEDULE "A1" LEGAL DESCRIPTION SCHEDULE

Those parts of Section 7, Township 83, Range 18, Sections 1 & 12, Township 83, Range 19, West of the 6th Meridian and District Lot 2621, Peace River District, together with that portion or tract of Unsurveyed Crown Land in the vicinity of the Peace River (within Theoretical Section 7, Township 83, Range 18 & Theoretical Sections 1, 2, 10, 11 & 12, Township 83, Range 19, West of the 6th Meridian), Peace River District, containing 355.57 hectares, more or less



SCHEDULE "A2"
INDUSTRIAL SPECIAL TERMS AND CONDITIONS

- for the first year of the Term, a royalty fee for material removed of \$2.00 per cubic metre will apply; and

You will within 15 days after the end of each licence Period deliver to us a Statutory Declaration in the form provided by our office for that licence Period together with a cheque in a sum equal to the Royalty Fee of \$2.00 per cubic metre for material removed.

- We may, by notice in writing to you not less than 15 days before the start of a licence Period, increase the Royalty Fee payable for that licence Period, and where such an increase is made, the Royalty Fee shall be calculated and paid accordingly.
- If we do not give you notice with respect to any licence Period, the Royalty Fee payable for that licence Period shall be equal to the Royalty Fee payable for the immediately preceding licence Period.
- You will, notwithstanding any other provision of this Agreement, not levy a Royalty Fee for any material removed from the Land used by us in the construction and maintenance of public works projects.
- Maintenance of Environmental Assessment Certificate # E14-02 in good standing.
- For the purpose of definition, the **"Site C Clean Energy Project Licence of Occupation Application Area A Management Plan"** dated March 8, 2017 is deemed to be the Management Plan referenced in the tenure document clauses.
- Maintenance of Site "C" Construction and Environmental Management Plan (CEMP), the Environmental Impact Statement (EIS) and other Site "C" project associated mitigation plans and strategies.
- Reclamation, the Licensee remains responsible for reclamation of the area under Licence of Occupation to the satisfaction of the Ministry of Forests, Lands and Natural Resource Operations Senior Decision Maker (SDM). The surface of the land and watercourses shall be reclaimed to the following land use: ***Wetland, Wildlife***. The Licensee shall ensure a suitable progressive reclamation plan for the entire "Area A" Quarry, sand and gravel site is developed and implemented by a qualified registered professional.
- Prior to abandonment, and unless the Ministry of Forests, Lands and Natural Resource Operations Senior Decision Maker (SDM) has made a ruling otherwise,
 - (a) all machinery and equipment shall be removed, and

(b) all scrap material shall be disposed of in a manner acceptable to the Ministry of Forests, Lands and Natural Resource Operations Senior Decision Maker (SDM).

- If the Quarry, sand and gravel pits cease operation for a period longer than one year, the Licensee shall either continue to carry out the conditions of the Licence or apply for an amendment setting out a revised program for approval by the Ministry of Forests, Lands and Natural Resource Operations Senior Decision Maker (SDM).
- You must: notify those First Nations identified in the Aboriginal Group Communication Plan of the Final Construction Environmental Management Plan (CEMP), dated June 5, 2015, in a manner identified in that communication plan - 1. prior to initiation of an activity; 2. within 30 days of completion of that activity, and 3. upon a significant change to a construction activity on the tenure site (i.e. transition from primarily forest clearing to primarily site preparation or gravel extraction activities)
- You must: make the following information available to the Ministry of Forests, Lands and Natural Resource Operations (MFLNRO) and to those First Nations identified in Section 4.0 of the *Aboriginal Group Communication Plan* of the Final Construction Environmental Management Plan dated June 5, 2015 in a format and manner acceptable to MFLNRO

I. all relevant Environmental Protection Plans, and associated Environmental Completion reports as they are developed and

II. monthly reports as they are submitted to the Independent Environmental Monitor, EAO and CEAA as outlined in section 2.1 of the CEMP, dated June 5, 2015.