

File No. 1872
Board Order No.1872-1

October 2, 2015

SURFACE RIGHTS BOARD

**IN THE MATTER OF THE PETROLEUM AND NATURAL GAS ACT,
R.S.B.C., C. 361 AS AMENDED**

**AND IN THE MATTER OF
THE SOUTH 1/2 OF SECTION 19, TOWNSHIP 80, RANGE 14
WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT**

(The "Lands")

BETWEEN:

Leucrotta Exploration Inc.

(APPLICANT)

AND:

Robert Fletcher Steeves and Patricia Ann Steeves

(RESPONDENTS)

BOARD ORDER

On October 1, 2015 I conducted a mediation discussing Leucrotta Exploration Inc.'s ("Leucrotta") application to the Board for mediation and arbitration services.

Leucrotta seeks a right of entry order to access certain lands legally owned by Robert Fletcher Steeves and Patricia Ann Steeves to carry out an approved oil and gas activity, namely the construction, operation, and maintenance of a natural gas well and associated facilities.

Under the provisions of the *Petroleum and Natural Gas Act*, the Board may grant a right of entry order to privately owned land if it is satisfied that an order authorizing entry is required for an oil and gas activity. "Oil and gas activity" is a defined term that includes the construction or operation of a pipeline.

I considered submissions from Leucrotta and the Landowner's objections to this project. After hearing from both parties, I found Leucrotta's submissions more compelling than the Landowner's objections.

Based on our discussions and also on the fact that the Oil and Gas Commission has issued a permit for Leucrotta's project (OGC File: 9642963), I am satisfied that Leucrotta requires the Lands for an approved oil and gas activity.

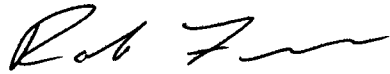
ORDER

1. Upon payment of the amounts set out in paragraphs 3 and 4, Leucrotta shall have the right of entry to and access across the portions of the Lands shown outlined in red on the Individual Ownership Plan attached as Appendix "A" (the "Lands") for the purpose of carrying out the approved oil and gas activities, namely the construction, operation and maintenance of a natural gas well and associated works.
2. Leucrotta's right of entry shall be subject to the terms and conditions attached as Appendix "B" to this right of entry Order.
3. Leucrotta shall deliver to the Surface Rights Board security in the amount of \$2,500.00 by cheque made payable to the Minister of Finance. All or part of the security deposit may be returned to Leucrotta, or paid to the landowner, upon agreement of the parties or as ordered by the Board.
4. Leucrotta shall pay to the landowner as partial compensation the total amount of \$4000.00.

5. Nothing in this order operates as a consent, permission, approval, or authorization of matters within the jurisdiction of the Oil and Gas Commission.

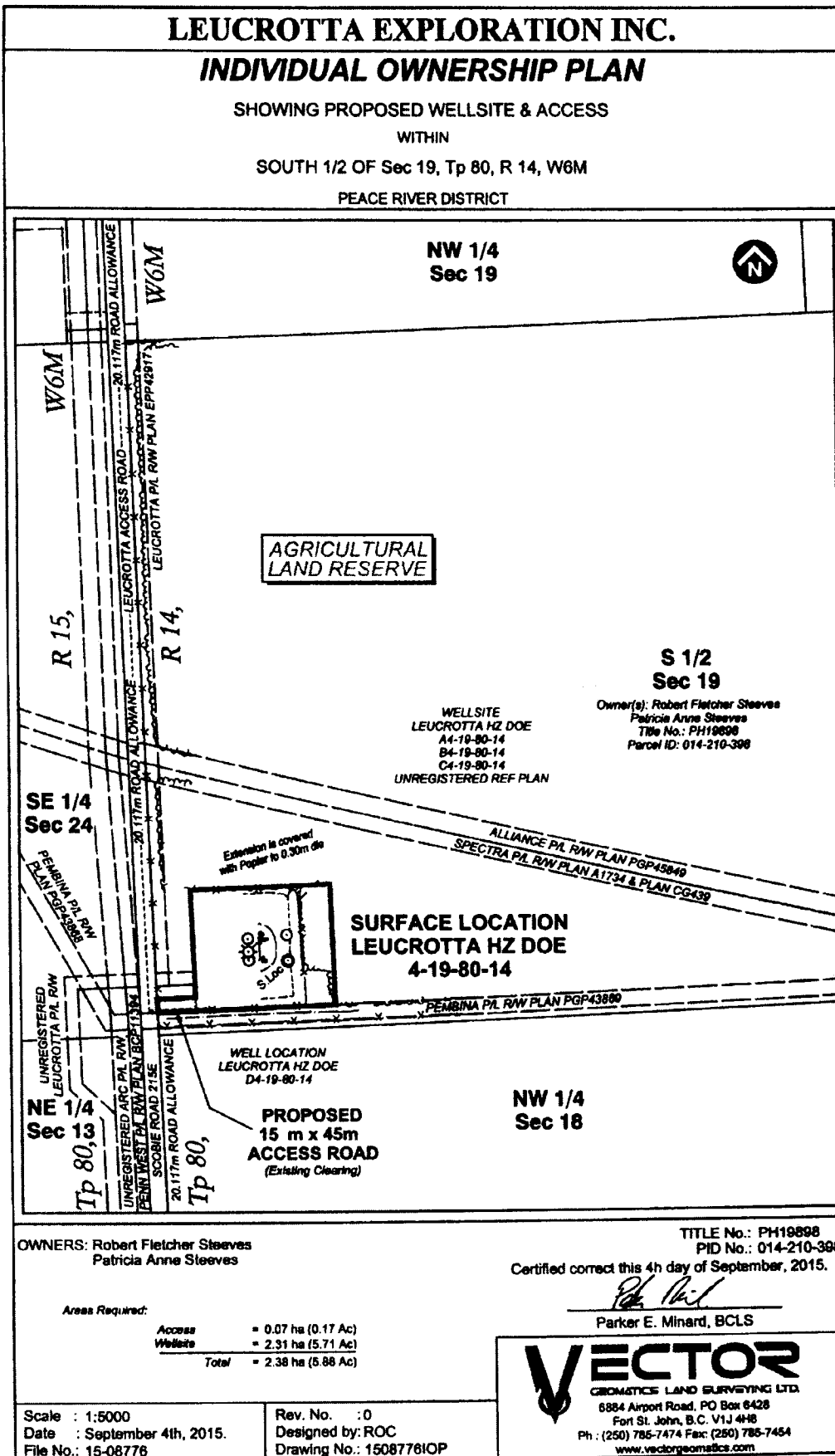
DATED: October 2, 2015

FOR THE BOARD

A handwritten signature in black ink, appearing to read "Rob Fraser". The signature is fluid and cursive, with the first name "Rob" being more prominent than the last name "Fraser".

Rob Fraser, Mediator

APPENDIX "A" order
1872-1



LEUCROTTA EXPLORATION INC.
INDIVIDUAL OWNERSHIP PLAN

SHOWING PROPOSED WELLSITE & ACCESS
WITHIN
SOUTH 1/2 OF Sec 19, Tp 80, R 14, W6M
PEACE RIVER DISTRICT

NW 1/4
Sec 19



AGRICULTURAL
LAND RESERVE

S 1/2
Sec 19

Owner(s): Robert Fletcher Steeves
Patricia Anne Steeves
Title No.: PH18898
Parcel ID: 014-210-398

WELLSITE
LEUCROTTA HZ DOE
A4-19-80-14
B4-19-80-14
C4-19-80-14
UNREGISTERED REF PLAN

SE 1/4
Sec 24

Extension is covered
with Poplar to 0.30m dia

SURFACE LOCATION
LEUCROTTA HZ DOE
4-19-80-14

NE 1/4
Sec 13

PROPOSED
15 m x 45m
ACCESS ROAD
(Existing Clearing)

NW 1/4
Sec 18

OWNERS: Robert Fletcher Steeves
Patricia Anne Steeves

TITLE No.: PH18898
PID No.: 014-210-398

Certified correct this 4th day of September, 2015.

Areas Required:

Access	= 0.07 ha (0.17 Ac)
Wellsite	= 2.31 ha (5.71 Ac)
Total	= 2.38 ha (5.88 Ac)

Parker E. Minard
Parker E. Minard, BCLS

VECTOR
GEOMETRICS LAND SURVEYING LTD.
6884 Airport Road, PO Box 6428
Fort St. John, B.C. V1J 4H8
Ph: (250) 786-7474 Fax: (250) 786-7454
www.vectorgeomatics.com

Scale : 1:5000
Date : September 4th, 2015.
File No.: 15-08776

Rev. No. : 0
Designed by: ROC
Drawing No.: 1508776IOP

APPENDIX "B"
CONDITIONS FOR RIGHT OF ENTRY

1. Leucrotta will make all reasonable attempts to notify the Respondents if any work, other than routine maintenance or inspection, is to be done on the Lands.
2. Leucrotta agrees to remove felled trees, either by hauling or by burning.