



Mr. Ralph D. Scurfield
President and Chief Executive Officer
Sunshine Village Corporation
P.O. Box 1510
Banff AB T1L 1J5

July 09, 2019

Dear Mr. Scurfield:

I would like to thank you for your patience over recent months, as Parks Canada has moved to amend Schedule 5 of the *Canada National Parks Act* to include the description of Sunshine Village. I am pleased to inform you that the amendment has been completed, and we are in a now position to enter into a new 42-year lease for the resort based on the version initialed by our representatives on January 21, 2019 and which you accepted in a letter of the same date.

It is also my pleasure to provide you with the draft lease and Licences of Occupation. The version of the draft lease initialed by your representative Mr. Dave Brownlee, has now been populated with information from the legal survey and the approved site guidelines. These additions are highlighted in 'track changes' for your convenience. Similarly, the draft licences of occupation for the Alpine Bowls and the fiber optic line have also had the survey information added. No other changes have been made to the licences.

On December 12, 2018, our respective representatives agreed that Parks Canada would "provide Sunshine Village with the opportunity to consider and at its option accept any amendments to the length of term (Article 2) and Vesting of Improvements (Article 14) negotiated with the Lake Louise Ski Resort". Accordingly, Attachment A includes the pertinent Articles from both leases, so that you may easily review and compare. Should you have any questions on these items our legal counsel, Mr. Jim Rossiter, is available to discuss with your legal counsel.

Since the lease itself has already been accepted by both parties, and since (as you will see from Attachment A) Articles 2 and 14 in the two drafts of lease are nearly identical, and since both parties have expressed a written desire through our lead negotiators on December 12, 2018, to execute the



new lease and licenses of occupation “as soon as reasonably possible following the Schedule 5 amendment,” I respectfully ask that you notify us of your preferences in respect of Articles 2 and Article 14 within 14 days of the date of this letter, along with an early date when all parties will convene to execute the lease and the Alpine Bowls Licence of Occupation. The Licence of Occupation for the Fiber Optic Line can be executed as soon as the development and environmental review processes for the project have been completed, and the appropriate permits issued to you.

Parks Canada values its relationship with Sunshine Ski Village. I am confident that execution of a new lease and the licences of occupation will set the framework for exceptional resort experiences and business success, while protecting the park environment. I look forward to hearing from you.

Sincerely,

Dave McDonough
Field Unit Superintendent
Parks Canada