

PLAN NO. PGP36701

Deposited in the Land Title Office at Prince George this 20 day of November 1992

W. Gandy
REGISTRAR

PLAN OF EASEMENT WITHIN PART OF REMAINDER OF N.E. 1/4 OF D.L. 750, LOT 1, PLAN 20076, AND LOT 1, PLAN PGP36675, CARIBOO DISTRICT. B.C.G.S. 93G.087

Scale: 1 : 2500 (Distances are in metres)



Grid bearings are derived from observations between control monuments 86H1696 and 86H1702, integrated survey area number 39, City of Prince George, B.C.

LEGEND

- Standard Iron Post Found
- Standard Iron Post Placed
- ⊙ Control Monument

Note: This plan shows ground level measured distances. Prior to computation of U.T.M. co-ordinates multiply by the combined factor 0.9995105393

I, Dale L. Keown, a British Columbia Land Surveyor of Prince George in British Columbia, certify that I was present at and personally superintended the survey represented by this plan and that the survey and plan are correct. The survey was completed on the 21st day of August, 1992.

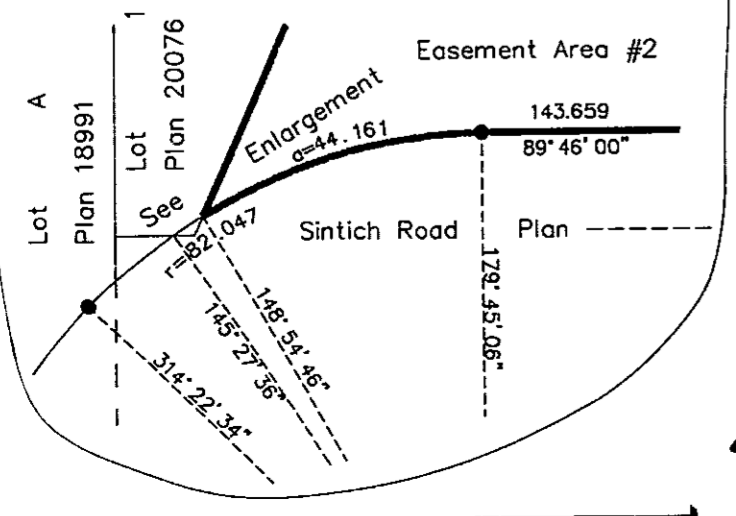
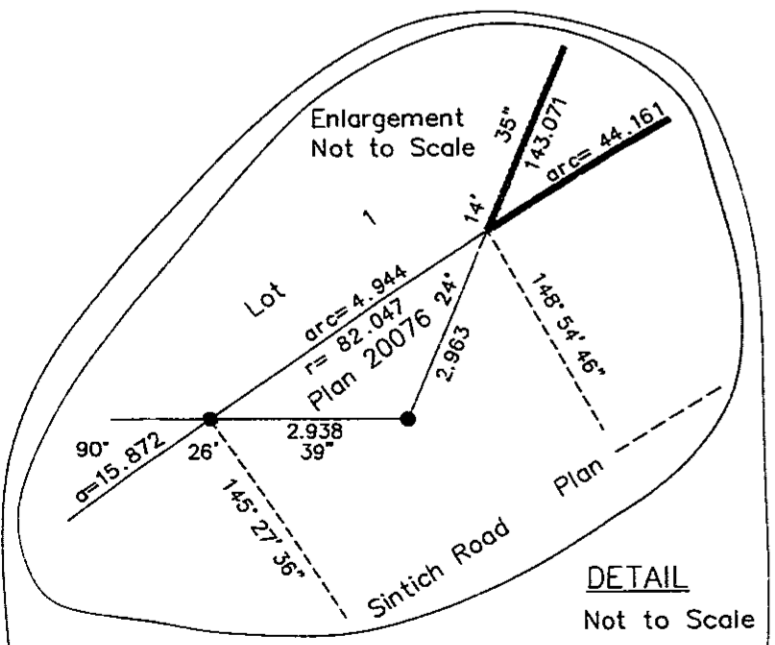
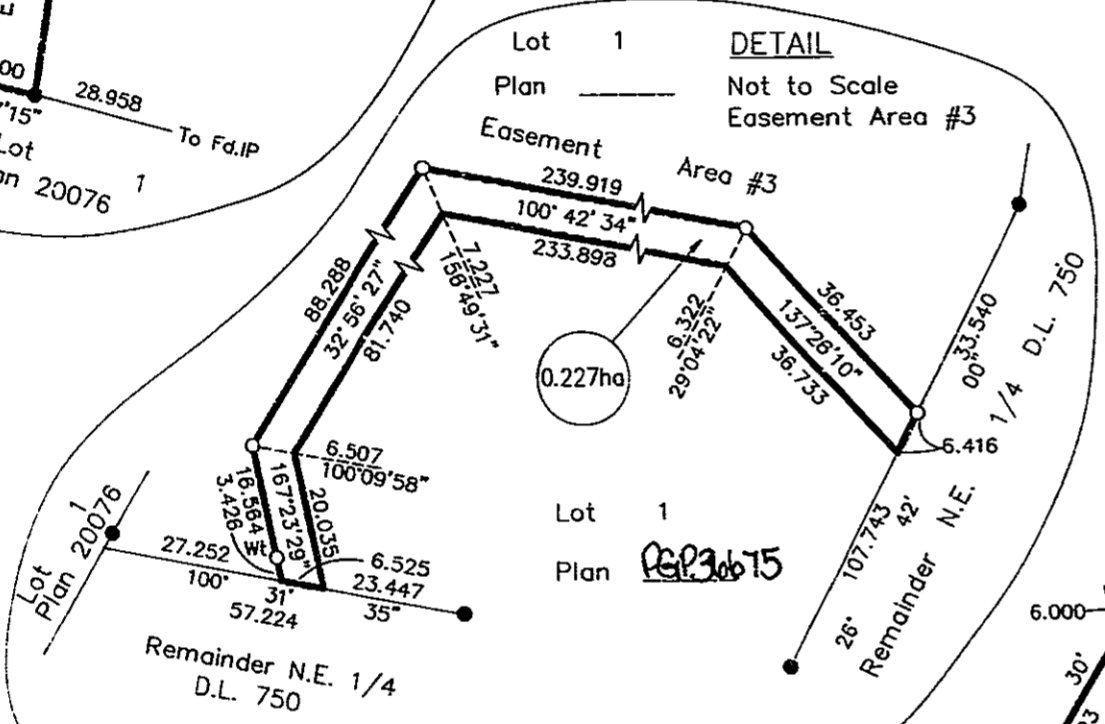
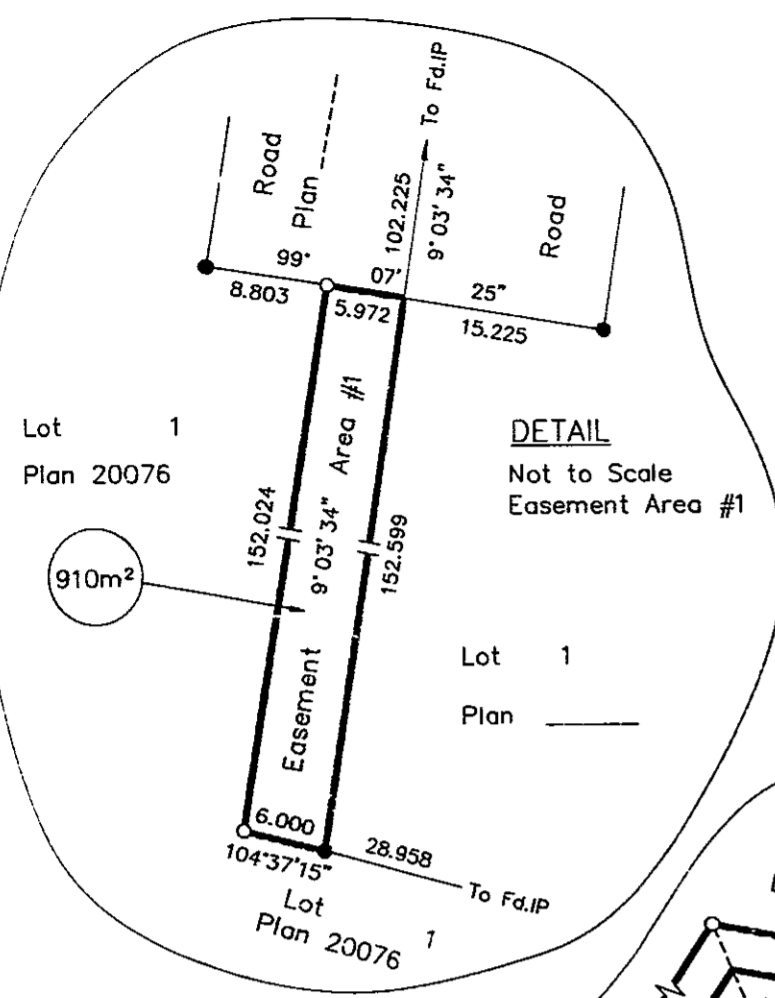
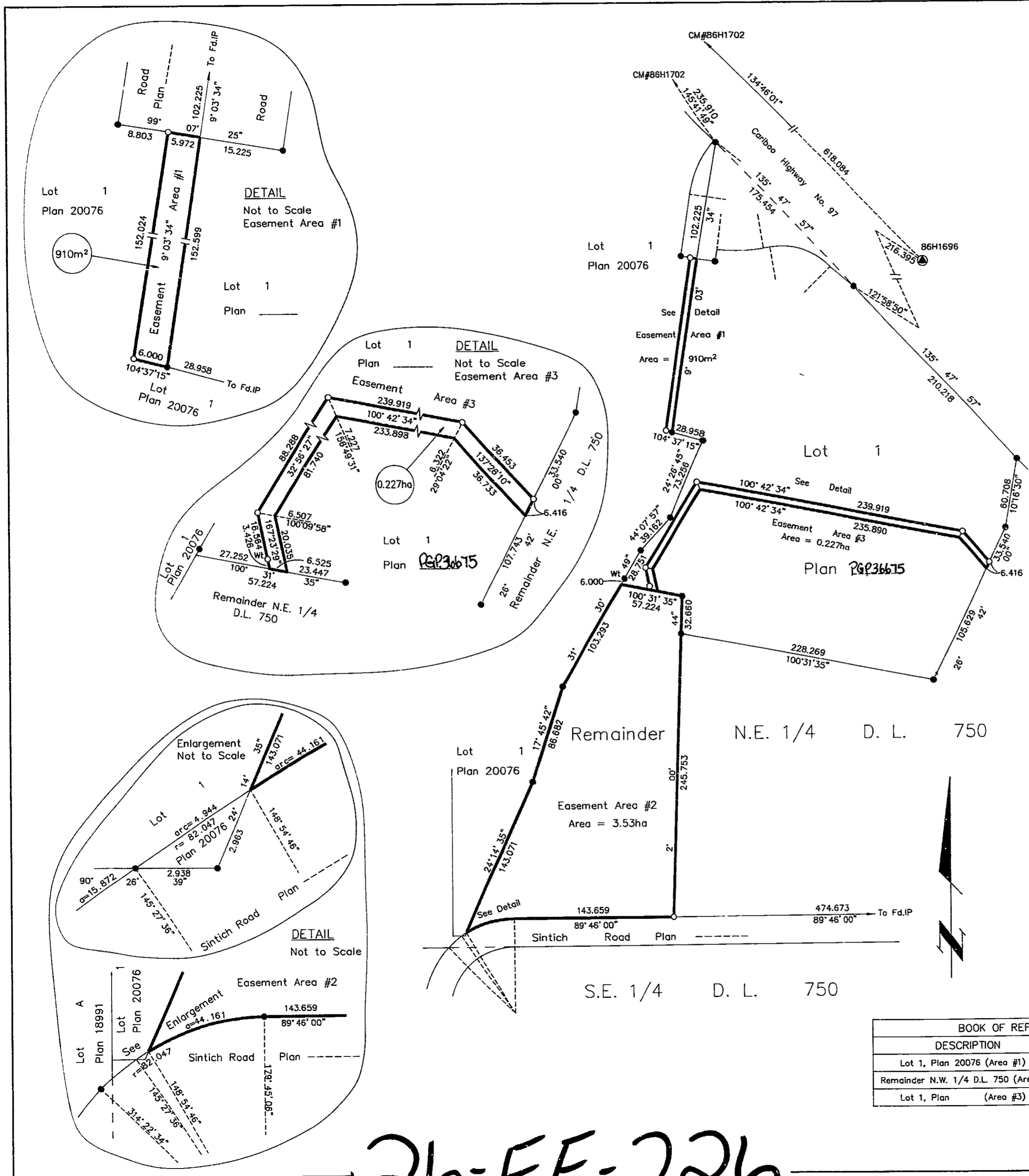
Dale Keown
Dale L. Keown, B.C.L.S.

BOOK OF REFERENCE	
DESCRIPTION	AREA
Lot 1, Plan 20076 (Area #1)	910m ²
Remainder N.W. 1/4 D.L. 750 (Area#2)	3.53ha
Lot 1, Plan (Area #3)	0.227ha

This plan lies within the Fraser-Fort George Regional District.

KILBRIDE SURVEYS British Columbia Land Surveyors Prince George, B.C. Ph: (604) 562-1196 Fax: 562-3656		
F.B.- RA	D.L.- 750	REF. NO.- 90662rw

26-FF-226



LAND TITLE ACT
FORM C

PF 40624

92 NOV 27 AM 9:46

Province of
British Columbia

GENERAL DOCUMENT

(This area for Land Title Office use)

PAGE 1 of 3 pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor of agent)
HEATHER SADLER JENKINS, Barristers & Solicitors, 700-550 Victoria Street, Prince George, B.C., V2L 2K1 565-8000

R.S. Registry

4082

Heather Jenkins
Signature of applicant, applicant's solicitor or agent

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:*
(PID) (LEGAL DESCRIPTION)
014-999-102 North East 1/4 of District Lot 750, Cariboo District, except Plans 15470, 16630, 18608, 18991, 20076, 23849 and PGP36675

3. NATURE OF INTEREST:*	DOCUMENT REFERENCE	PERSON ENTITLED TO INTEREST
DESCRIPTION	(page and paragraph)	
AREA 2 Easement over part shown on Plan PGP36701	Pages 2 and 3 inclusive	Registered Owner of Lot 1, DL 750, CD, Plan PGP36675

4. TERMS: Part 2 of this instrument consists of (select one only)
(a) Filed Standard Charge Terms D.F. No.
(b) Express Charge Terms Annexed as Part 2
(c) Release There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S):* **JERR-RON HOLDINGS LTD., Incorporation No. 73475**

6. TRANSFEREE(S) (including postal address(es) and postal code(s))*

JERR-RON HOLDINGS LTD., Incorporation No. 73475, of Box 1022, Prince George, British Columbia

7. ADDITIONAL OR MODIFIED TERMS:* **NIL**

8. EXECUTION(S):** This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)
Norman G. McDonald
NORMAN G. McDONALD
Barrister & Solicitor
700 - 550 Victoria Street
Prince George, B.C.
V2L 2K1 Ph. 564-5144

EXECUTION DATE

Y	M	D
92	11	12

Party(ies) Signature(s)
Steve Sintich
JERR-RON HOLDINGS LTD. by its authorized signatory
STEVE SINTICH

FORM 1 (SECTION 36)
MEMORANDUM OF REGISTRATION
Registered on application received on
the day and time written hereon.
W. G. GANDY, Registrar of the
Prince George Land Title Office

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c. 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

** If space in any box insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

PART 2

PF 40624
Page 2

THIS AGREEMENT dated for reference the 20th day of October, 1992.

BETWEEN:

JERR-RON HOLDINGS LTD. formerly known as SINTICH
TRAILER PARK LTD., of Box 1022, Prince George, B.C.

(hereinafter called the "Grantor")

OF THE FIRST PART

AND:

JERR-RON HOLDINGS LTD. formerly known as SINTICH
TRAILER PARK LTD., of Box 1022, Prince George, B.C.

(hereinafter called the "Grantee")

OF THE SECOND PART

WHEREAS the Grantor is the owner of the North East 1/4 of District Lot
750, Cariboo District, except Plans 15470, 16630, 18608, 18991, 20076, 23849 and PGP36675
(the "Grantor's Land");

WHEREAS the Grantee is the owner of Lot 1, District Lot 750, Cariboo
District, Plan PGP36675 (the "Grantee's Land");

AND WHEREAS the Grantor intends to grant an Easement over Easement
Area No. 2 shown on the Explanatory Plan prepared by Dale Keown, B.C. Land Surveyor,
on August 21, 1992, and filed in the Prince George Land Title Office under number
(the "Easement Area"); **PGP36701**

AND WHEREAS the Easement Area contains a sewage lagoon (the "Sewage
Lagoon") into which is now discharged the sewage through an existing sewer pipeline (the
"Pipeline") from the Trailer Park on the Grantee's Land;

AND WHEREAS Restrictive Covenant registered under Number S34945 inter
alia limits the average daily sewage flow to the Sewage Lagoon to not exceed 23,000.

PLAN
PGP36701

imperial gallons.

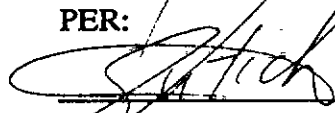
WITNESSETH that in consideration of the sum of One (\$1.00) Dollar of lawful money now paid by the Grantee to the Grantor, the receipt whereof is hereby acknowledged, the Grantor does hereby grant, convey, transfer and confirm unto the Grantee, his successors and assigns, the right, liberty and privilege and easement on, over, in, under and through the Easement Area on the Grantor's Lands so that the Grantee can discharge sewage from the Grantee's Land into the Sewage Lagoon with the right of ingress and egress at any and all times over and upon the Easement Area on the Grantor's Lands for the Grantee, his servants, agents, workmen and invitees for all purposes necessary and incidental to the exercise and enjoyment of the rights, privileges and easement hereby granted.

The Grantee acknowledges that the Grantor may, when it sees fit, obtain permission from the City of Prince George to be allowed to hook up the Pipeline to the City of Prince George public sewage disposal system and, upon such permission being given, the Grantor will construct, at its own expense, a sewage pipeline through the Easement Area as it sees fit and will connect the City sewer system to the Pipeline and thereupon, the Grantee's Land will cease using the Sewage Lagoon and will discharge all their sewage into the City of Prince George sewer system and the Easement and all rights granted under it shall cease.

DATED at Prince George, British Columbia, this 10th day of November, 1992.

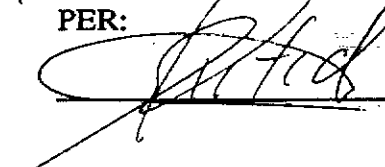
JERR-RON HOLDINGS LTD.

PER:



JERR-RON HOLDINGS LTD.

PER:



END OF DOCUMENT

DUPLICATE

PF 40624

NUMBER: 73475

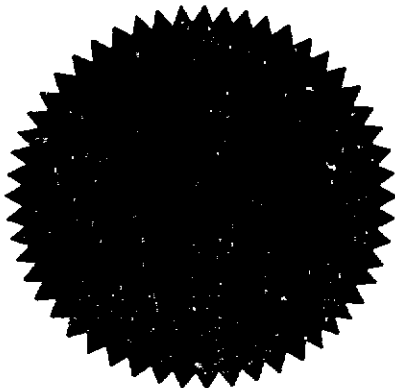


**CERTIFICATE
OF
CHANGE OF NAME**
COMPANY ACT

CANADA
PROVINCE OF BRITISH COLUMBIA

I Hereby Certify that
SINTICH TRAILER PARK LTD.
has this day changed its name to
JERR-RON HOLDINGS LTD.

*Issued under my hand at Victoria, British Columbia
on July 07, 1992*



JOHN S. POWELL
A/Registrar of Companies

LAND TITLE ACT
FORM C

(Section 219.9)

Province of
British Columbia

GENERAL DOCUMENT

PF 40625

92 NOV. 20 AM 9:46

(This area for Land Title Office use)

92 NOV 20 AM 9:46

PAGE 1 of 3 pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)
HEATHER SADLER JENKINS, Barristers & Solicitors, 700-550 Victoria Street, Prince George,
B.C., V2L 2K1 565-8000

Q.S. Registry

4082

Heather Jenkins

Signature of applicant, applicant's solicitor or agent

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:*
(PID) (LEGAL DESCRIPTION)
010-217-541 Lot 1, District Lot 750, Cariboo District, Plan 20076

3. NATURE OF INTEREST:*	DESCRIPTION	DOCUMENT REFERENCE (page and paragraph)	PERSON ENTITLED TO INTEREST
ck PF 1251	AREA 1 Easement over part shown on Plan PGP36701	Pages 2 and 3 inclusive	Registered Owner of Lot 1, DL 750, CD, Plan PGP36675

4. TERMS: Part 2 of this instrument consists of (select one only)
(a) Filed Standard Charge Terms D.F. No. 11/20/92 A3279M CHARGE 50.00
(b) Express Charge Terms Annexed as Part 2
(c) Release There is no Part 2 of this instrument
A selection of (a) includes any additional or modified terms referred to in item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S):* SINTICH ENTERPRISES LTD., Incorporation No. 367187

6. TRANSFEREE(S) (including postal address(es) and postal code(s))*
✓ JERR-RON HOLDINGS LTD., Incorporation No. 73475, of Box 1022, Prince George, British Columbia

7. ADDITIONAL OR MODIFIED TERMS:* NIL

8. EXECUTION(S):**This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)
Norman G. McDonald
NORMAN G. McDONALD
Barrister & Solicitor
700 - 550 Victoria Street
Prince George, B.C.
V2L 2K1 Ph. 565-5144

EXECUTION DATE		
Y	M	D
92	11	12

Party(ies) Signature(s)
SINTICH ENTERPRISES LTD. by its
authorized signatory:
Steve Sintich
STEVE SINTICH

FORM 1 (SECTION 36)
MEMORANDUM OF REGISTRATION
Registered on application received on
the day and time written hereon.
W. G. GANDY, Registrar of the
Land Title Office

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c. 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.
* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.
** If space in any box insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

PART 2

PF 40625
Page 2

THIS INDENTURE dated for reference the 20th day of October, 1992.

BETWEEN:

SINTICH ENTERPRISES LTD., of Box 1022, Prince
George, British Columbia

(hereinafter called the "Grantor")

OF THE FIRST PART

AND:

JERR-RON HOLDINGS LTD. formerly known as
SINTICH TRAILER PARK LTD., of Box 1022, Prince
George, British Columbia

(hereinafter called the "Grantee")

OF THE SECOND PART

WHEREAS:

A. The Grantor is the registered owner in fee simple of certain lands located in the City of Prince George, in the Province of British Columbia, and more particularly known and described as:

Lot 1, District Lot 750, Cariboo District, Plan 20076

which lands are hereinafter referred to as the "Grantor's Lands".

B. The Grantor intends to grant an easement over Easement Area No. 1, shown on the Explanatory Plan, prepared by Dale Keown, B.C. Land Surveyor, dated August 21, 1992, and filed in the Prince George Land Title Office under number FGP36701 (hereinafter referred to as the "Easement Area").

C. The Grantee is the registered owner in fee simple of certain lands located in the City of Prince George, in the Province of British Columbia, and more particularly known and described as:

Lot 1, District Lot 750, Cariboo District, Plan PGP36675

which lands are hereinafter referred to as the "Grantee's Lands".

PGP36701

FGP36701

PGP36701 SINTICHEASEMENT.A

PF 40625

Page 3

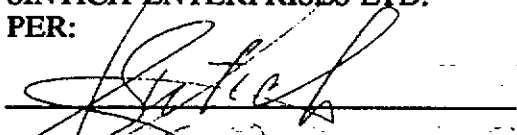
- 2 -

WITNESSETH that in consideration of the sum of One (\$1.00) Dollar of lawful money now paid by the Grantee to the Grantor, the receipt whereof is hereby acknowledged, the Grantor does hereby grant, convey, transfer and confirm unto the Grantee, his successors and assigns, the right, liberty and privilege and easement on, over, in, under and through the Easement Area for the purpose of a right of way with the right of ingress and egress at any and all times over and upon the Easement Area on the Grantor's Lands for the Grantee, his servants, agents, workmen and invitees for all purposes necessary and incidental to the exercise and enjoyment of the rights, privileges and easement hereby granted.

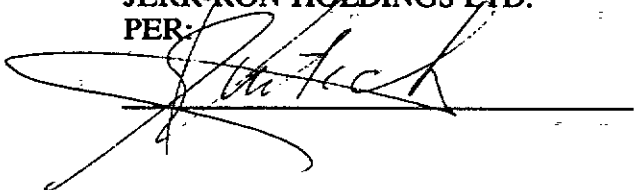
The rights, privileges, and easement hereby granted are and shall be of the same force and effect as a covenant running with the Lands, and this Indenture, including all the covenants and conditions herein contained, shall extend to, be binding upon and enure to the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto, respectively.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals on the day and year first above written.

SINTICH ENTERPRISES LTD.
PER:



JERR-RON HOLDINGS LTD.
PER:



END OF DOCUMENT