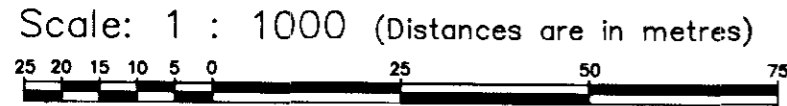


PHASE 1
 STRATA PLAN OF PART OF
 LOT 1, PLAN PGP 40994,
 DISTRICT LOT 417,
 CARIBOO DISTRICT.
 B.C.G.S. 93G.097
 City of Prince George, B.C.



LEGEND

● Standard Iron Post Found
 ● Control Monument

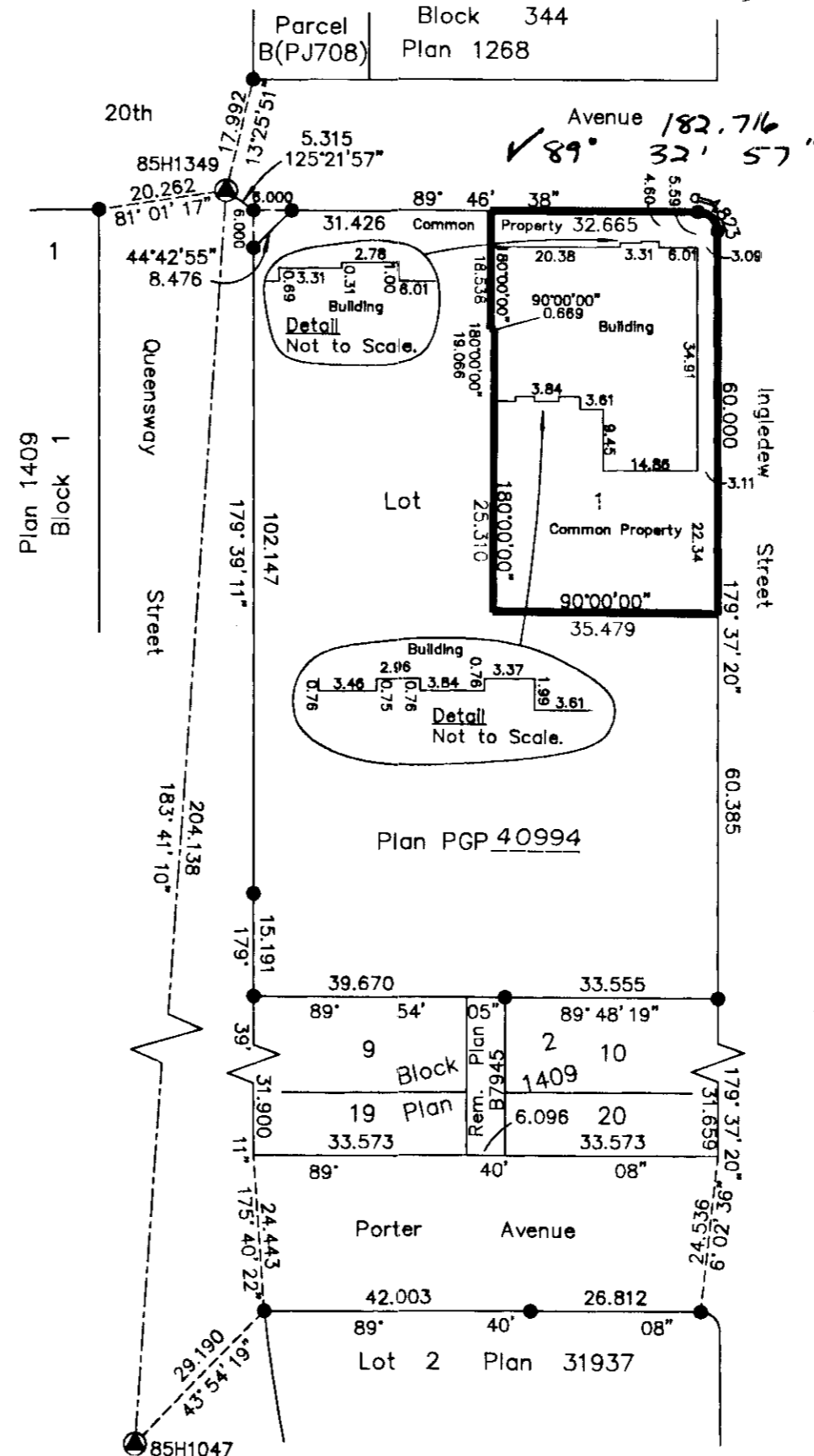
Grid bearings are derived from observations between control monuments 85H1349 and 85H1055, integrated survey area number 39, City of Prince George, B.C.

Note: This plan shows ground level measured distances. Prior to computation of U.T.M. co-ordinates multiply by the combined factor 0.99951320

NOTE
 Building dimensions and offsets shown on this sheet are to the exterior. See other sheets for demise dimensions.

NOTE
 Any and all decks, roofs, attics and parking are common.

✓ CORRECTED THIS 17th DAY OF NOV. 1997
 SEE PL 63979 (ALSO PHASE 3 PGS 239) ✓



STRATA PLAN PGS 239

Deposited and registered in the Land Title Office at Prince George this 23 day of APRIL 1997.

Civic Address
 2055 Ingledeew Street
 Prince George, B.C.
 V2L 5S1

The address for service of documents of the Strata Corporation is:
 The Owners, Strata Plan PGS 239
 2055 Ingledeew Street
 Prince George, B.C.
 V2L 5S1

I, Gordon Kilbride, of Prince George, a British Columbia Land Surveyor, hereby certify that the buildings erected on the parcel are wholly within the external boundaries of that Parcel.
 Dated at Prince George, B.C. this 7th day of March, 1997

Gordon Kilbride
 Gordon Kilbride, B.C.L.S.
 LTO Client No. 090109

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

KILBRIDE LAND SURVEYING LTD.
 British Columbia Land Surveyors
 Prince George, B.C.
 Ph: (250) 562-1196 Fax: 562-3656

PHASE 1
STRATA PLAN OF PART OF LOT 1,
PLAN PGP 40994, DISTRICT LOT 417,
CARIBOO DISTRICT.

STRATA PLAN PGS 239

Deposited and registered in the Land Title Office at
Prince George this 23 day of APRIL 1997.

Mortgagee
The Bank of Nova Scotia BY ITS DULY APPOINTED ATTORNEY

Authorized Signatory D.F. PC/3488 C/1P500148
KLAUS DIETER HOFFMANN
Print Name ASST. GENERAL MANAGER,
COMMERCIAL CREDIT
Authorized Signatory

Print Name
Doreen Kaupp
Witness to both DOREEN KAUPP

Print Name
650 W. GEORGIA STREET
Address
VANCOUVER, B.C. V6B 4N7
Postal Code
SECRETARY
Occupation

STATUTORY DECLARATION
I, the undersigned, do solemnly declare that
(1) I, the undersigned am the owner developer.
(2) The strata plan is entirely for residential use.

I make the solemn declaration conscientiously believing
it to be true and knowing that it is the same force
and effect as if made under oath.

J.R. Hammond
Authorized Signatory JAMES R. HAMMOND

Declared before me at Kelowna in the
Province of British Columbia.
This 4th day of APRIL, 1997.

William J. Thiessen
A Commissioner of Oaths.
WILLIAM J. THIESSEN

STRATA LOT NO.	SHEET NO.	FORM 1	FORM 2
		SCHEDULE OF UNIT ENTITLEMENT Unit Entitlement	SCHEDULE OF INTEREST UPON DESTRUCTION Interest Upon Destruction
1	4	108	148
2	4	78	115
3	4	128	194
4	4	98	150
5	4	117	168
6	4	101	138
7	4	100	135
8	5	108	150
9	5	78	117
10	5	128	196
11	5	98	152
12	5	117	170
13	5	101	139
14	5	100	137
15	6	108	153
16	6	78	120
17	6	128	199
18	6	98	155
19	6	117	173
20	6	101	143
21	6	100	140
Aggregate		2190	3192

REGISTRAR

Accepted as to Forms 1 & 2
this 14 day of April 1997.

R. Lister
Superintendent of Real Estate

Owner: FORT GEORGE DEVELOPMENT LTD.

J.R. Hammond
Authorized Signatory
JAMES R. HAMMOND
Print Name

Authorized Signatory
Print Name

William J. Thiessen
Witness to both
WILLIAM J. THIESSEN
Print Name

986 WALKER DR.
Address
KELOWNA, B.C. V1Y 7T3
Postal Code

SOLICITOR
Occupation

NEW DEVELOPMENT CERTIFICATE

I, Gordon Kilbride, of the City of Prince George,
British Columbia Land Surveyor, hereby certify
that the strata lots represented on Phase 1 of
Strata Plan of Part of Lot 1, Plan PGP 40994,
District Lot 417, Cariboo District constitute
a new development and have not, to the best
of my knowledge and belief, been previously occupied.

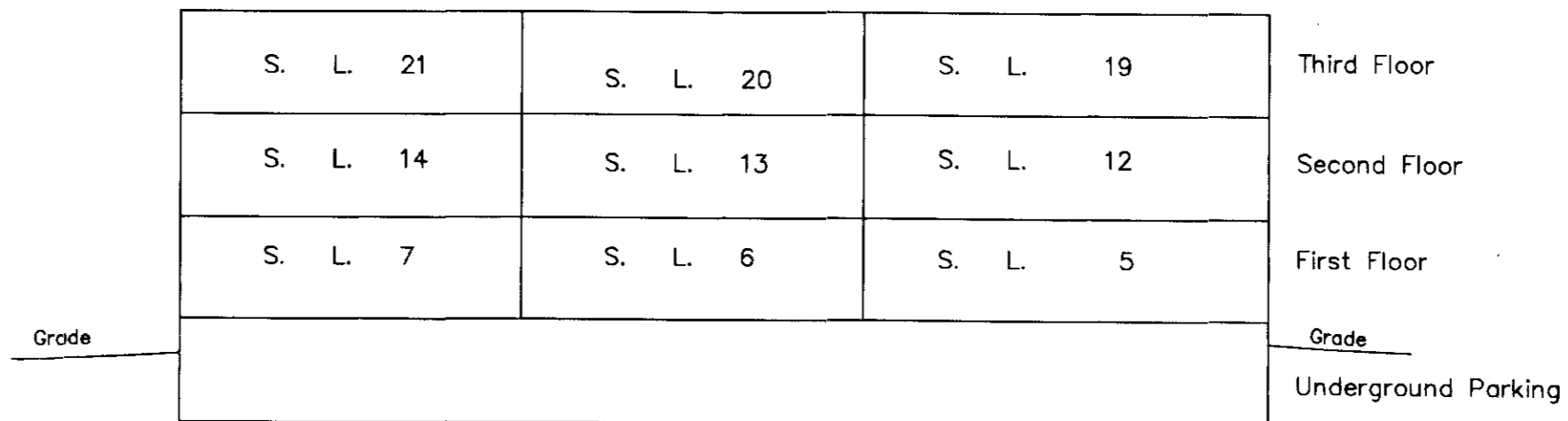
Dated at Prince George, B.C.
this 7th day of March, 1997.

Gordon Kilbride
Gordon Kilbride, B.C.L.S.

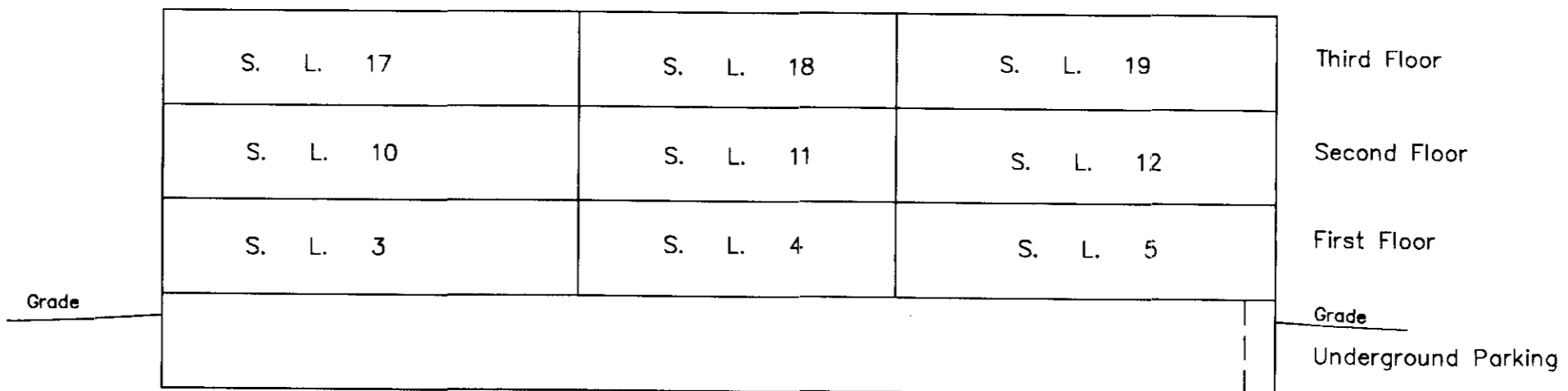
PHASE 1
 STRATA PLAN OF PART OF LOT 1,
 PLAN PGP 40994, DISTRICT LOT 417,
 CARIBOO DISTRICT.

STRATA PLAN PGS 239

ELEVATION VIEWS
 NOT TO SCALE



NORTH ELEVATION



EAST ELEVATION

This 7th day of March, 1997.

Gordon Kilbride
 Gordon Kilbride, B.C.L.S.

PHASE 1
STRATA PLAN OF PART OF LOT 1,
PLAN PGP 40994, DISTRICT LOT 417
CARIBOO DISTRICT.

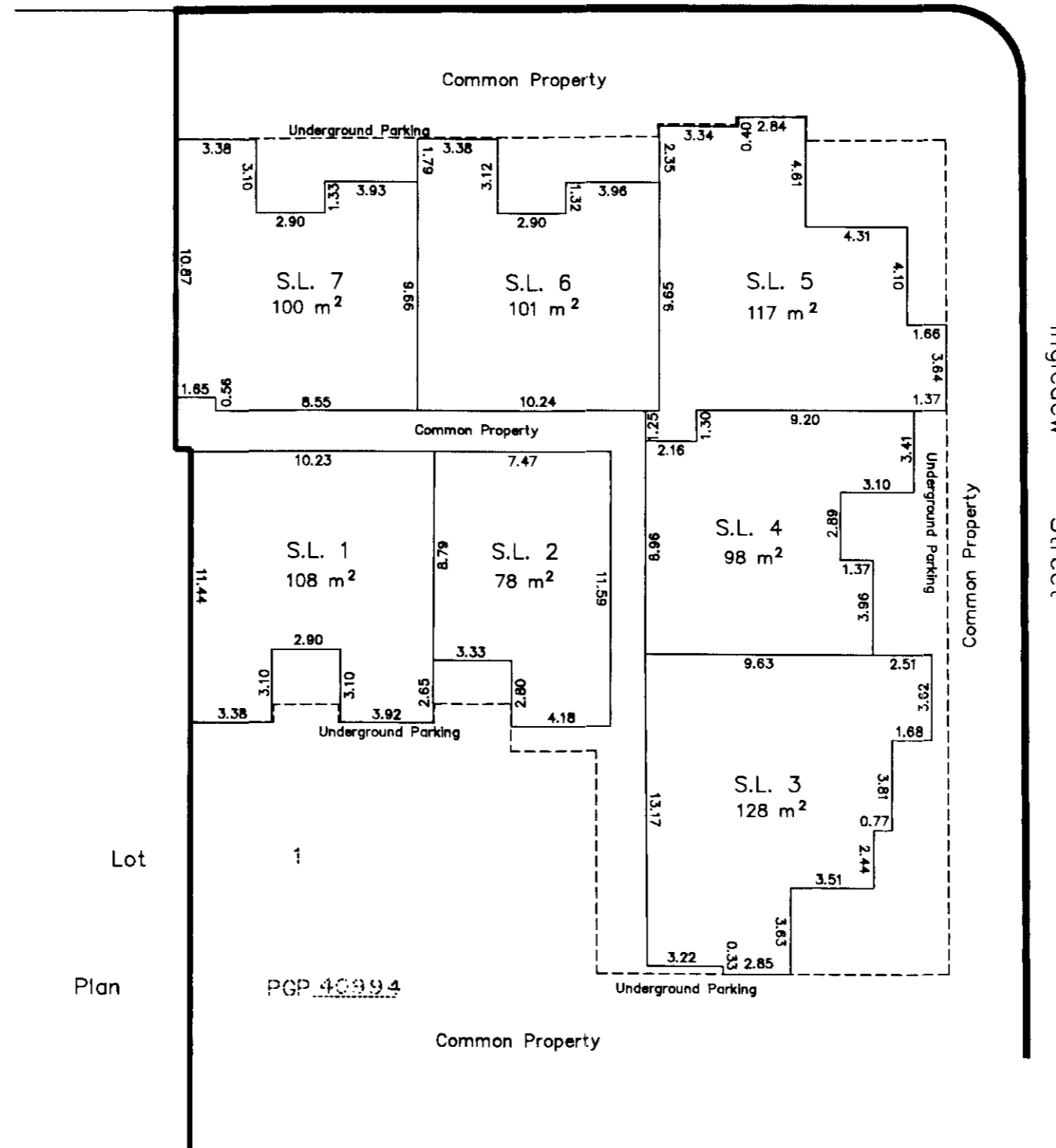
STRATA PLAN PGS 239

20th Avenue

Scale: 1 : 250 (Distances are in metres)



GROUND FLOOR



Lot
1
Plan
PGP 40994

This 7th day of March, 1997.

Gordon Kilbride
Gordon Kilbride, B.C.L.S.

PHASE 1
STRATA PLAN OF PART OF LOT 1,
PLAN PGP 40994, DISTRICT LOT 417
CARIBOO DISTRICT.

STRATA PLAN PGS 239

Scale: 1 : 250 (Distances are in metres)

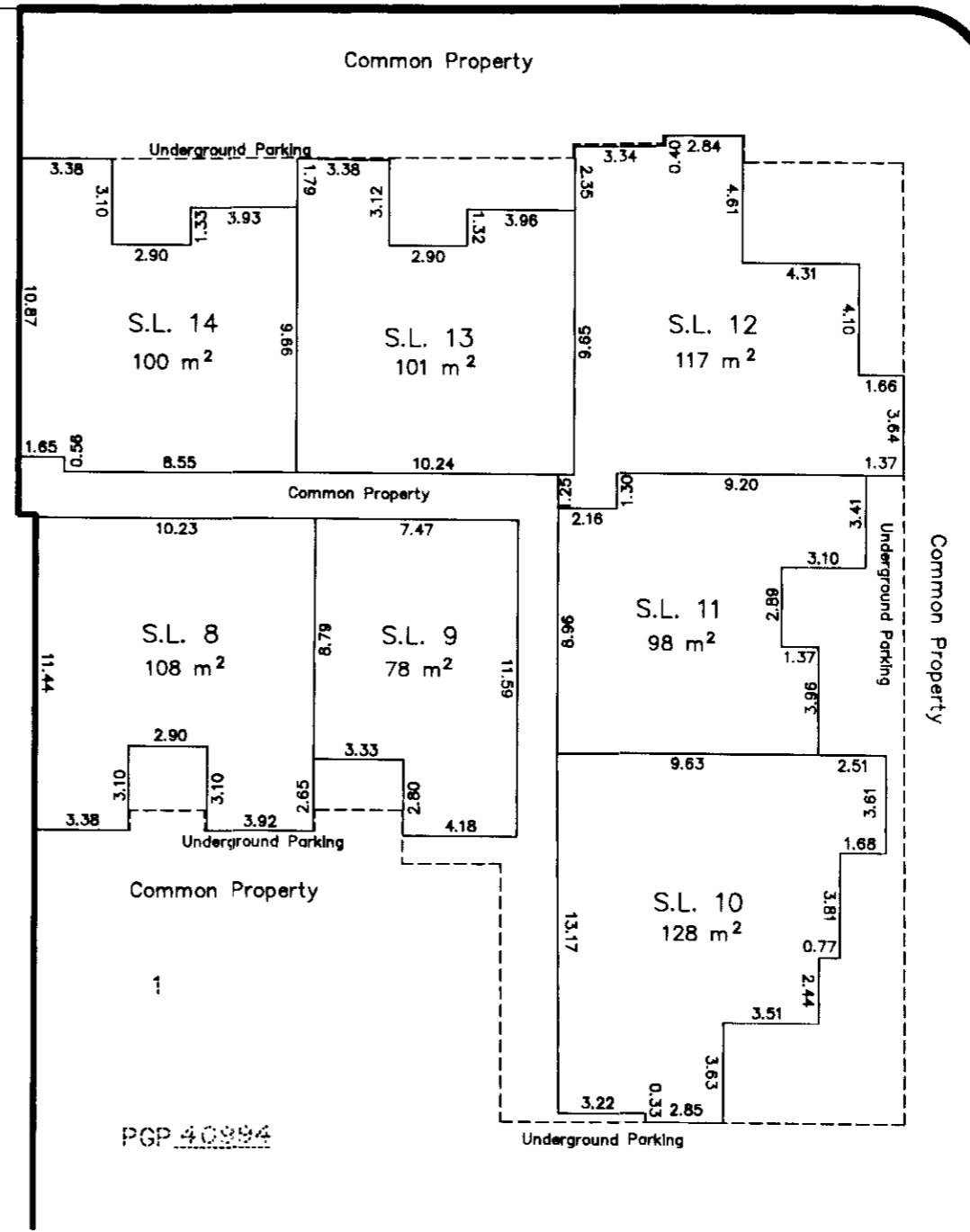


SECOND FLOOR



20th Avenue

Ingledeew Street



Lot

Plan

PGP 40994

This 7th day of March, 1997.

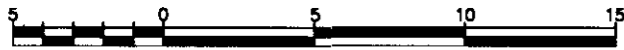
Gordon Kilbride
Gordon Kilbride, B.C.L.S.

PHASE 1
STRATA PLAN OF PART OF LOT 1,
PLAN PGP 40994, DISTRICT LOT 417
CARIBOO DISTRICT.

STRATA PLAN PGS 239

20th Avenue

Scale: 1 : 250 (Distances are in metres)

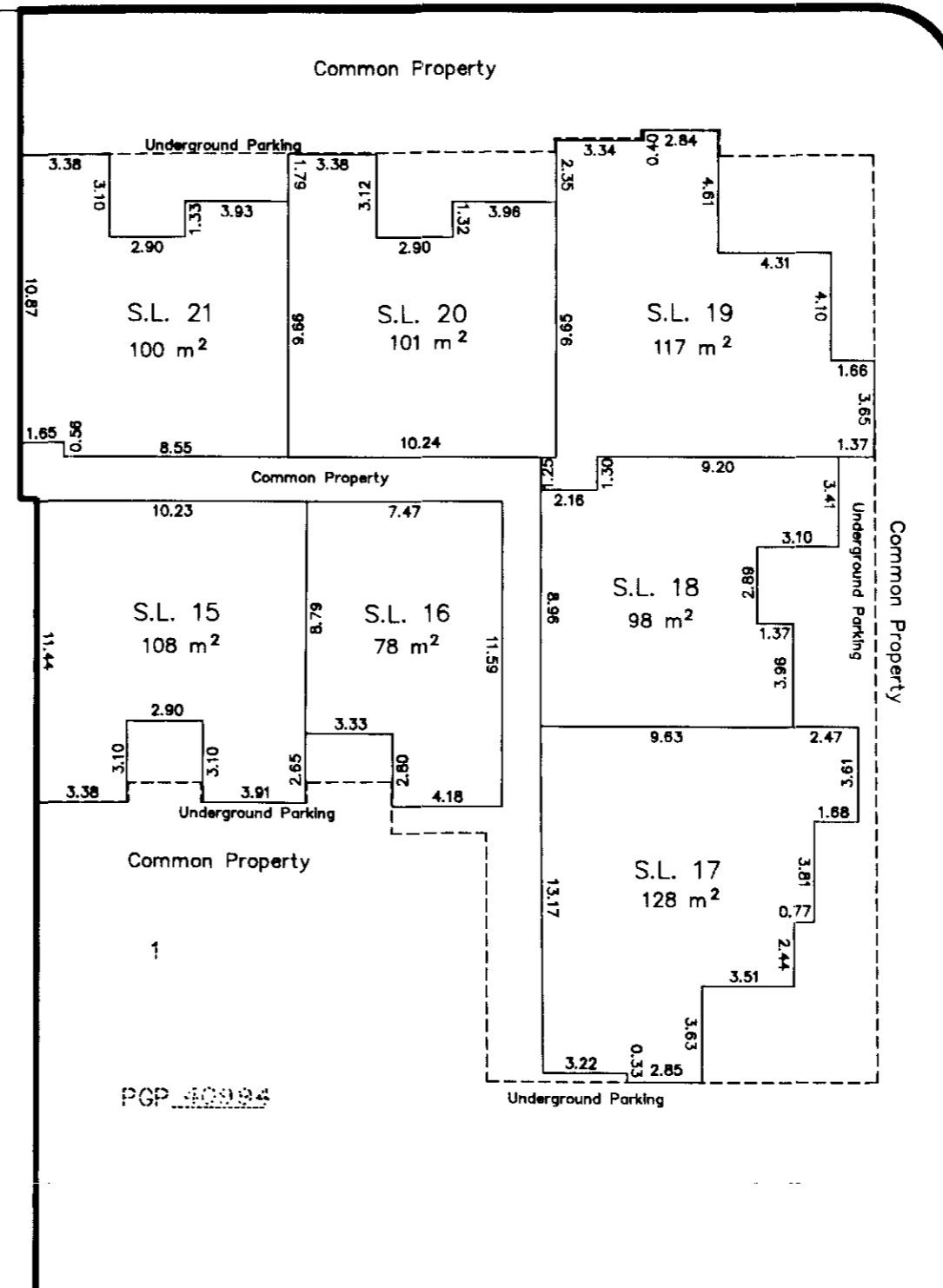


THIRD FLOOR



Lot

Plan



Ingledeew Street

This 7th day of March, 1997.

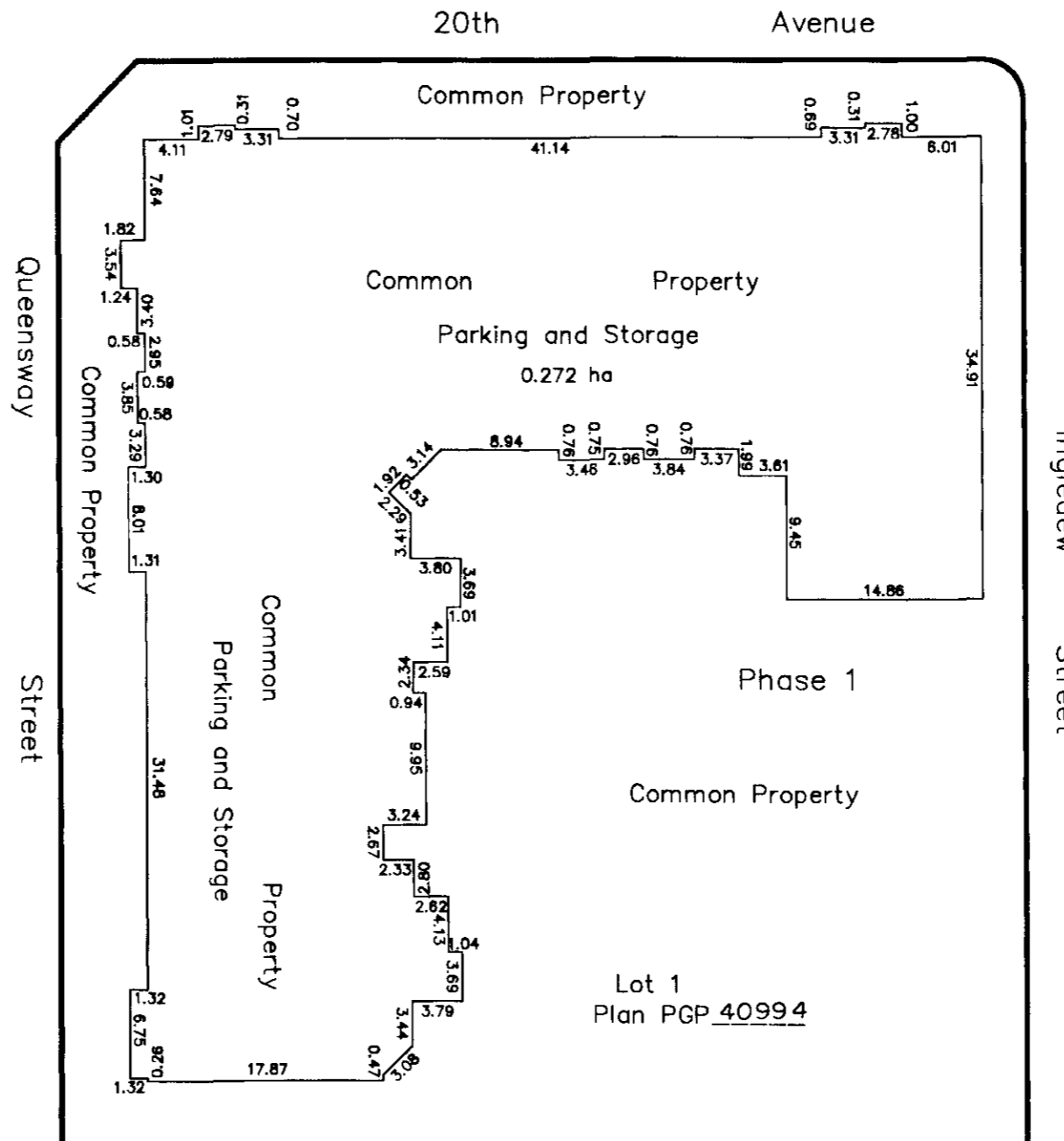
Gordon Kilbride, B.C.L.S.

PHASE 1
STRATA PLAN OF PART OF LOT 1,
PLAN PGP 40994, DISTRICT LOT 417
CARIBOO DISTRICT.

STRATA PLAN PGS 239

PARKING GARAGE

Scale: 1 : 500 (Distances are in metres)



This 7th day of March, 1997.

Gordon Kilbride
Gordon Kilbride, B.C.L.S.

✓ CORRECTED THIS 17th DAY OF NOV. 1997
SELF PL63979 (ALSO PHASE 3 PGS 239) ✓

PHASE 2
STRATA PLAN OF PART OF THE
REMAINDER OF LOT 1, PLAN PGP 40994,
DISTRICT LOT 417, CARIBOO DISTRICT.

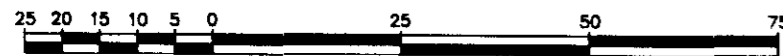
STRATA PLAN PGS 239

Deposited and registered in the Land Title Office at
Prince George this 11 day of APRIL 1997

B.C.G.S. 93G.097

City of Prince George, B.C.

Scale: 1 : 1000 (Distances are in metres)



LEGEND

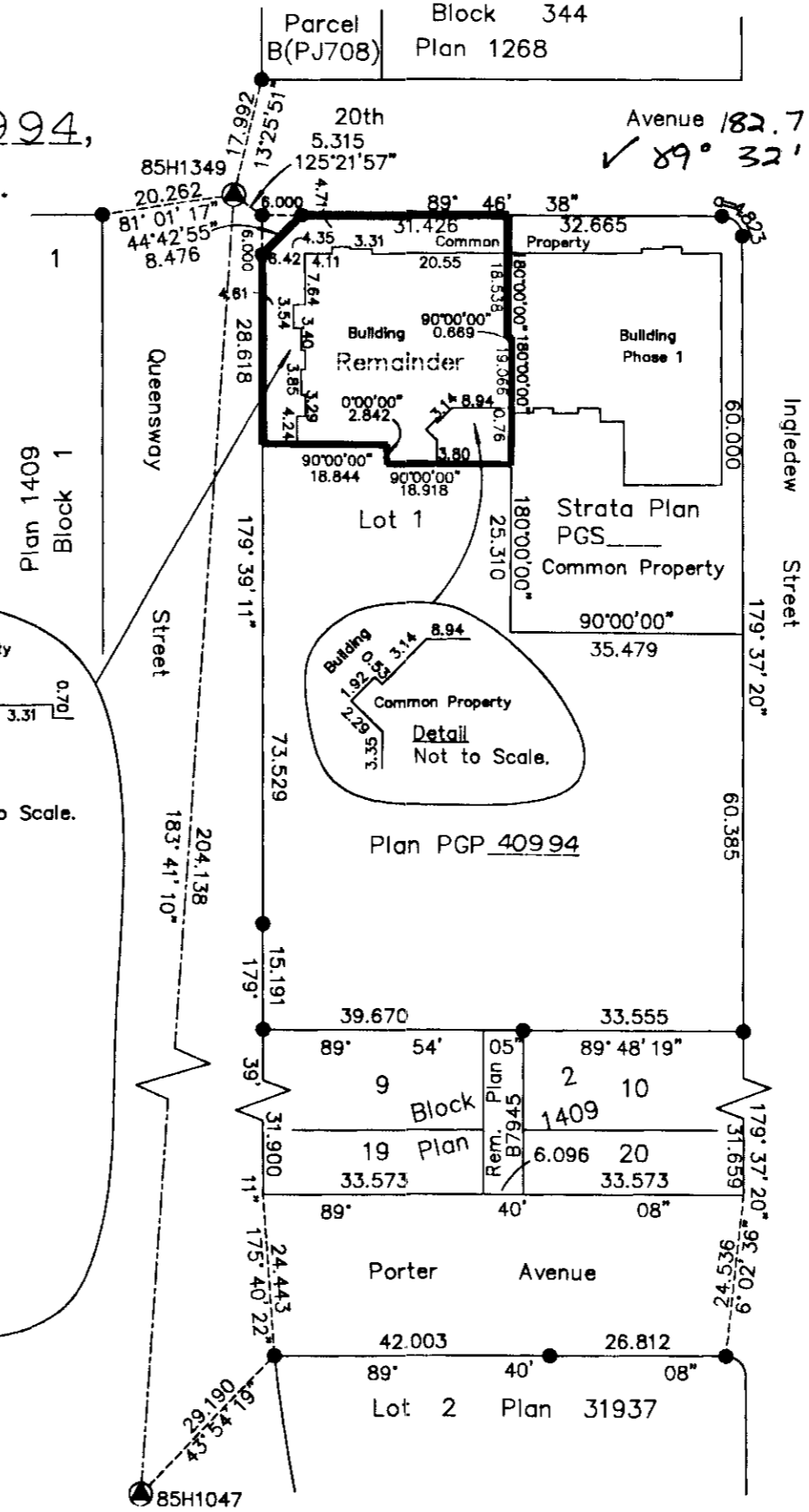
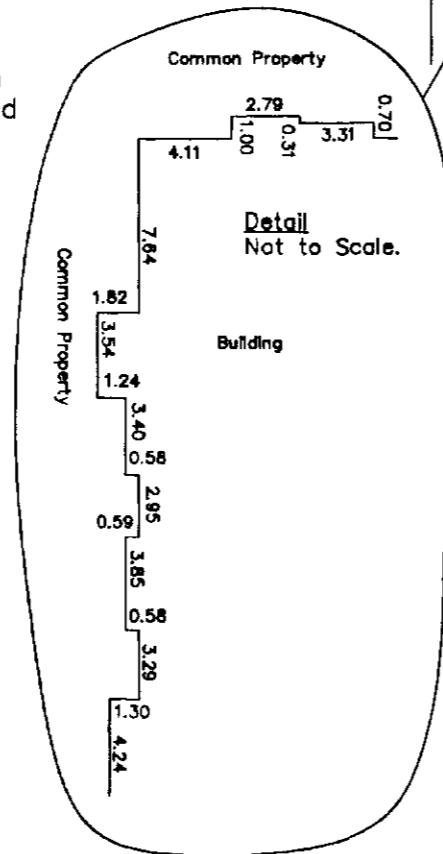
- Standard Iron Post Found
- ⊙ Control Monument
- SL Strata Lot
- C Common Property

Grid bearings are derived from observations between control monuments 85H1349 and 85H1055, integrated survey area number 39, City of Prince George, B.C.

Note: This plan shows ground level measured distances. Prior to computation of U.T.M. co-ordinates multiply by the combined factor 0.99951320

NOTE
Building dimensions and offsets shown on this sheet are to the exterior. See other sheets for demise dimensions.

NOTE
Any and all decks, roofs, attics and parking are common.



Rem. Pcl Z Plan 1409

REGISTRAR
B. Biggs "MC
PL23961 to
PL23981 mcl

Civic Address
2055 Ingledew Street
Prince George, B.C.
V2L 5S1

The address for service of documents of the Strata Corporation is:
The Owners, Strata Plan PGS 239
2055 Ingledew Street
Prince George, B.C.
V2L 5S1

I, Gordon Kilbride, of Prince George, a British Columbia Land Surveyor, hereby certify that the buildings erected on the parcel are wholly within the external boundaries of that Parcel.
Dated at Prince George, B.C. this 10th day of March, 1997

Gordon Kilbride
Gordon Kilbride, B.C.L.S.
LTO Client No. 090109

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

KILBRIDE LAND SURVEYING LTD.
British Columbia Land Surveyors
Prince George, B.C.
Ph: (250) 562-1196 Fax: 562-3656

F.B.- RA	D.L.- 417	File No. - 960432A1
----------	-----------	---------------------

PHASE 2
 STRATA PLAN OF PART OF THE REMAINDER
 OF LOT 1, PLAN PGP 40994,
 DISTRICT LOT 417, CARIBOO DISTRICT.

STRATA PLAN PGS 239

Deposited and registered in the Land Title Office at
 Prince George this day of 199 .

Mortgagee
 The Bank of Nova Scotia *BY ITS DULY APPOINTED ATTORNEY*

Authorized Signatory *D.F. PC15488 C/EPJ007446*

KLAUS DIETER HOFFMANN

Print Name

ASST. GENERAL MANAGER -

Authorized Signatory

COMMERCIAL CREDIT

Print Name

Jocelyn Kaupp

Witness to both

DOREEN KAUPP

Print Name

650 W. GEORGIA STREET

Address

VANCOUVER B.C. V6B 4N7

Postal Code

SECRETARY

Occupation

STATUTORY DECLARATION

- I, the undersigned, do solemnly declare that
- (1) I, the undersigned am the owner developer.
 - (2) The strata plan is entirely for residential use.

I make the solemn declaration conscientiously believing it to be true and knowing that it is the same force and effect as if made under oath.

J.R. Hammond
 Authorized Signatory *JAMES R. HAMMOND*

Declared before me at Kelowna In the
 Province of British Columbia.
 This 4th day of APRIL, 1997.

William J. Thiesen
 A Commissioner of Oaths.
WILLIAM J. THIESSEN

STRATA LOT NO.	SHEET NO.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT Unit Entitlement	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION Interest Upon Destruction
22	4	99	138
23	4	101	138
24	4	117	146
25	4	105	135
26	4	80	116
27	4	103	152
28	4	74	123
29	5	99	140
30	5	101	140
31	5	117	148
32	5	105	137
33	5	80	118
34	5	103	152
35	5	103	152
36	6	99	143
37	6	101	143
38	6	117	151
39	6	105	140
40	6	80	121
41	6	103	157
42	6	103	157
Aggregate		2095	2947

REGISTRAR

Accepted as to Forms 1 & 2
 this 14 day of April 1997.

R. de Jor
 Superintendent of Real Estate

Owner: FORT GEORGE DEVELOPMENT LTD.

J.R. Hammond
 Authorized Signatory *JAMES R. HAMMOND*

Print Name

Authorized Signatory

Print Name Postal Code

Witness

Print Name

Address

Occupation

NEW DEVELOPMENT CERTIFICATE

I, Gordon Kilbride, of the City of Prince George, British Columbia Land Surveyor, hereby certify that the strata lots represented on Phase 2 of Strata Plan of Part of the Remainder of Lot 1, Plan PGP 40994, District Lot 417, Cariboo District constitute a new development and have not, to the best of my knowledge and belief, been previously occupied.

Dated at Prince George, B.C.
 this 10th day of March, 1997.

Gordon Kilbride
 Gordon Kilbride, B.C.L.S.

PHASE 2
 STRATA PLAN OF PART OF THE
 REMAINDER OF LOT 1, PLAN PGP 40994,
 DISTRICT LOT 417, CARIBOO DISTRICT.

STRATA PLAN PGS 239

ELEVATION VIEWS
 NOT TO SCALE

	PHASE 2			PHASE 1			
Third Floor	S. L. 38	S. L. 37	S. L. 36	S. L. 21	S. L. 20	S. L. 19	
Second Floor	S. L. 31	S. L. 30	S. L. 29	S. L. 14	S. L. 13	S. L. 12	
First Floor	S. L. 24	S. L. 23	S. L. 22	S. L. 7	S. L. 6	S. L. 5	
Grade	c Underground Parking						Grade

NORTH ELEVATION

Third Floor	S. L. 38	S. L. 39	S. L. 40	pt S.L. 41	
Second Floor	S. L. 31	S. L. 32	S. L. 33	pt S.L. 34	
First Floor	S. L. 24	S. L. 25	S. L. 26	pt S.L. 27	
Grade	c Underground Parking				Grade

WEST ELEVATION

This 10th day of March, 1997.

Gordon Kilbride
 Gordon Kilbride, B.C.L.S.

PHASE 2
STRATA PLAN OF PART THE REMAINDER
OF LOT 1, PLAN PGP 40994,
DISTRICT LOT 417, CARIBOO DISTRICT.

GROUND FLOOR

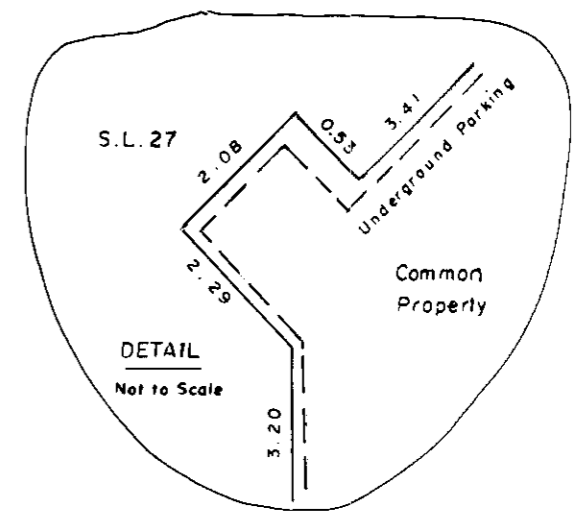
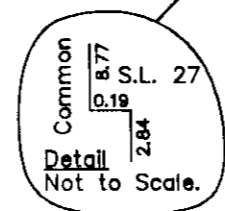
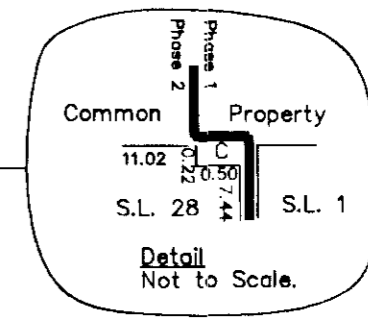
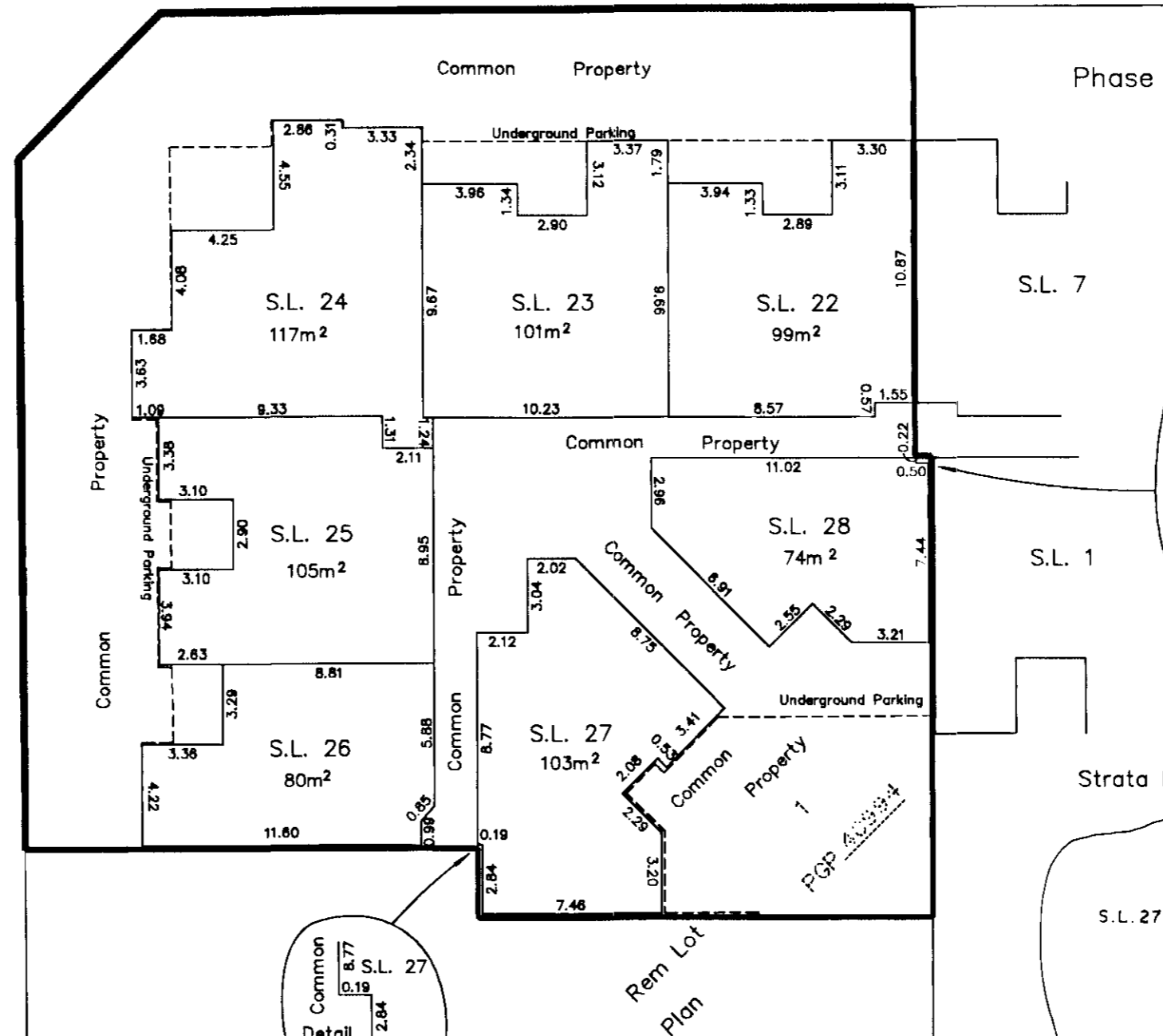
STRATA PLAN PGS 239

20th Avenue

Scale: 1 : 250 (Distances are in metres)



Queensway Street



This 10th day of March , 1997.

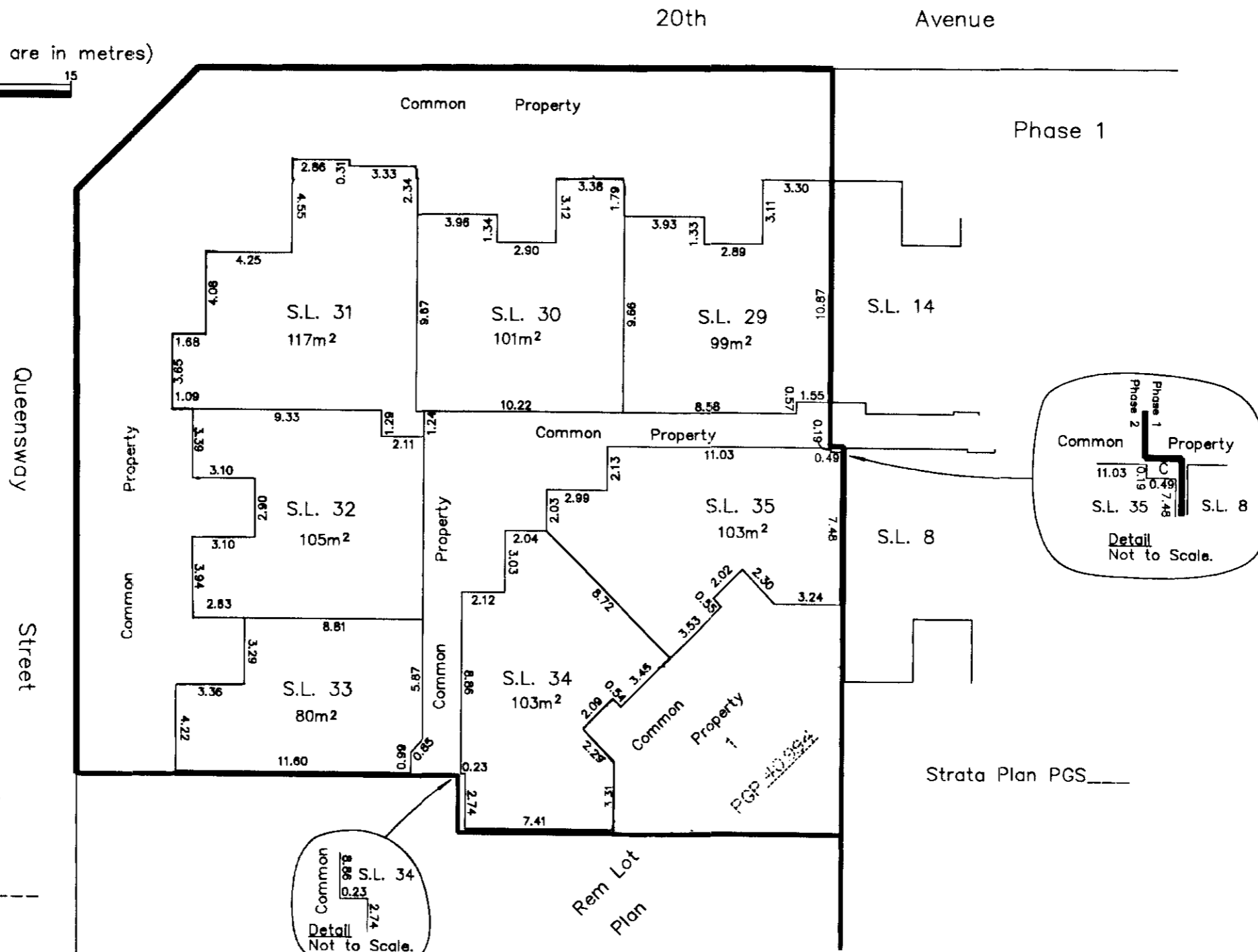
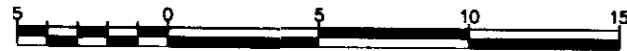
Gordon Kilbride
Gordon Kilbride, B.C.L.S.

PHASE 2
STRATA PLAN OF PART THE REMAINDER
OF LOT 1, PLAN PGP 40994,
DISTRICT LOT 417, CARIBOO DISTRICT.

SECOND FLOOR

STRATA PLAN PGS 239

Scale: 1 : 250 (Distances are in metres)



This 10th day of March , 1997.

Gordon Kilbride
Gordon Kilbride, B.C.L.S.

PHASE 2
STRATA PLAN OF PART THE REMAINDER
OF LOT 1, PLAN PGP 40994,
DISTRICT LOT 417, CARIBOO DISTRICT.

THIRD FLOOR

STRATA PLAN PGS 239

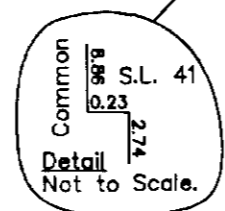
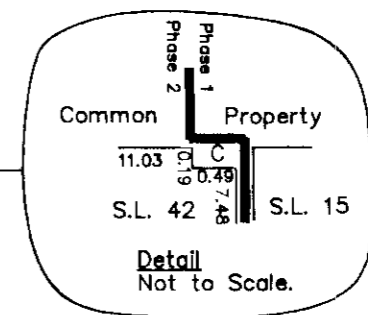
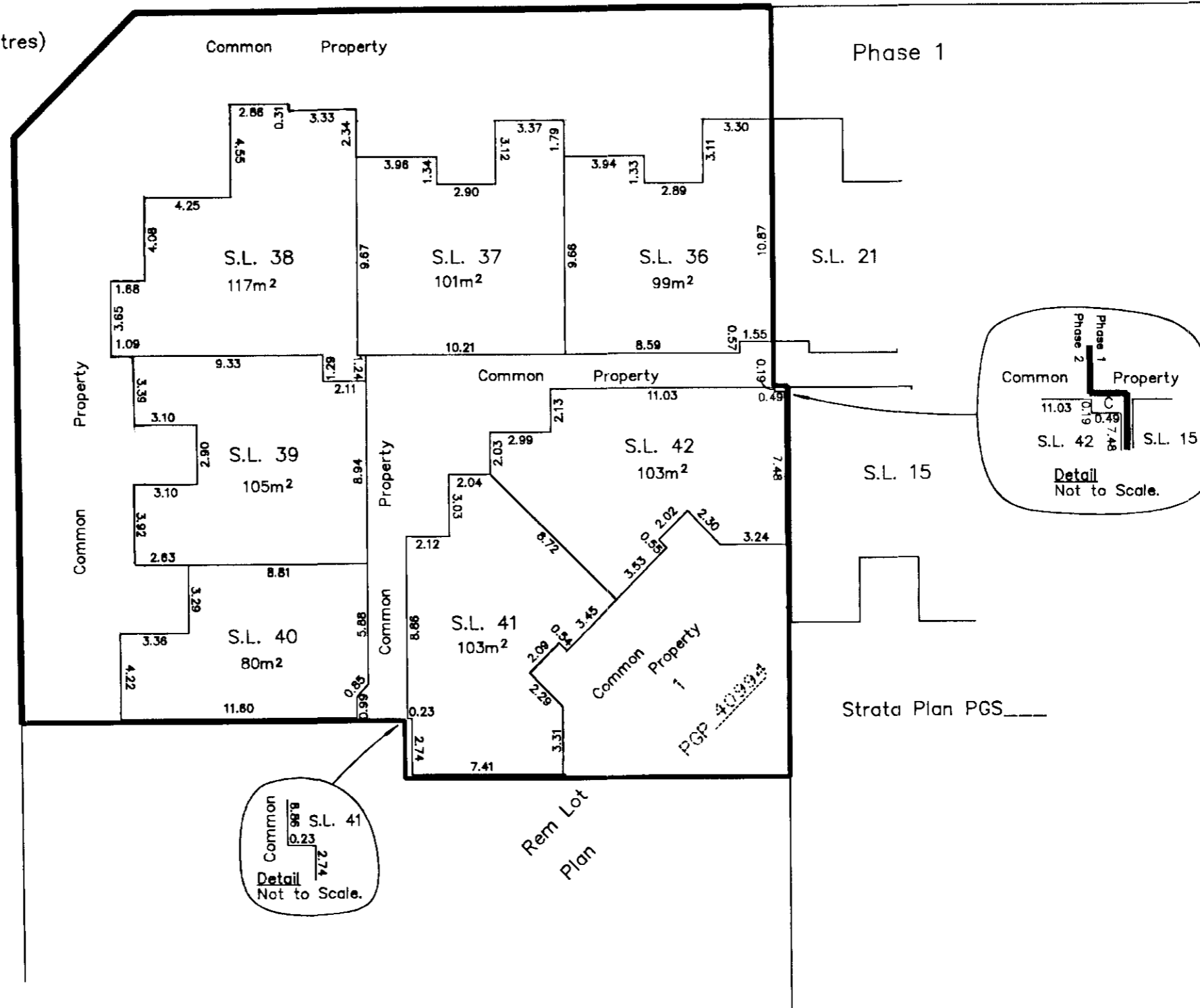
20th

Avenue

Scale: 1 : 250 (Distances are in metres)



Queensway
Street



This 10th day of March , 1997.

Gordon Kilbride
Gordon Kilbride, B.C.L.S.



PHASE 3
 STRATA PLAN OF PART OF THE
 REMAINDER OF LOT 1,
 PLAN PGP40994, DISTRICT LOT 417,
 CARIBOO DISTRICT.
 B.C.G.S. 93G.097
 City of Prince George, B.C.

Scale: 1 : 1000 (Distances are in metres)



LEGEND

- Standard Iron Post Found
- ⊙ Control Monument

Grid bearings are derived from observations between control monuments 85H1349 and 85H1055, integrated survey area number 39, City of Prince George, B.C.

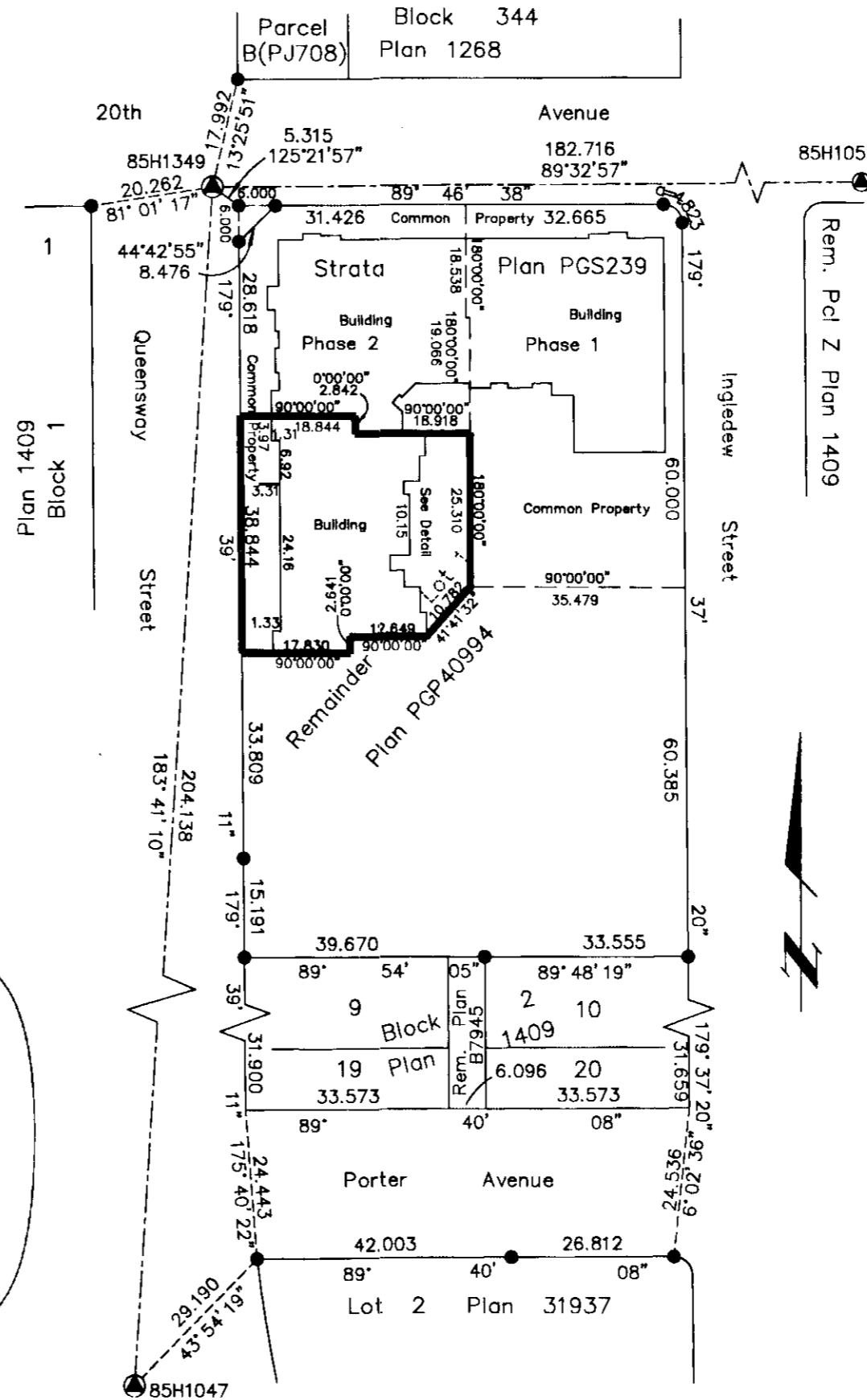
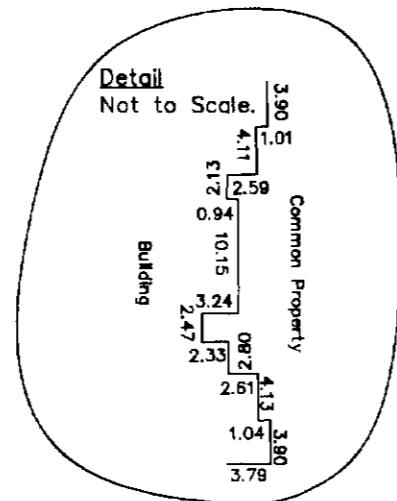
Note: This plan shows ground level measured distances. Prior to computation of U.T.M. co-ordinates multiply by the combined factor 0.99951320

NOTE
 Building dimensions and offsets shown on this sheet are to the exterior. See other sheets for demise dimensions.

NOTE
 Any and all decks, roofs, attics and parking are common.

I, Gordon Kilbride, of Prince George, a British Columbia Land Surveyor, hereby certify that the buildings erected on the parcel are wholly within the external boundaries of that Parcel. Dated at Prince George, B.C. this 20th day of May, 1997.

Gordon Kilbride
 Gordon Kilbride, B.C.L.S.
 LTO Client No. 010909



STRATA PLAN PGS239

Deposited and registered in the Land Title Office at Prince George this 28th day of OCT. 1997

Linda Kilbride
 REGISTRAR

Civic Address
 2055 Ingledew Street
 Prince George, B.C.
 V2L 5S1

The address for service of documents of the Strata Corporation is:
 The Owners, Strata Plan PGP239
 2055 Ingledew Street
 Prince George, B.C.
 V2L 5S1

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

KILBRIDE LAND SURVEYING LTD. British Columbia Land Surveyors Prince George, B.C. Ph: (250) 562-1196 Fax: 562-3656		
F.B.- RA	D.L.- 417	File No. - 960432B1

PHASE 3
STRATA PLAN OF PART OF THE REMAINDER
OF LOT 1, PLAN PGP40994,
DISTRICT LOT 417, CARIBOO DISTRICT.

STRATA PLAN PGS239

Deposited and registered in the Land Title Office at
Prince George this 28 day of OCT. 1997

Mortgagee
The Bank of Nova Scotia BY ITS DULY APPOINTED
ATTORNEY

Authorized Signatory
KLAUS DIETER HOFFMANN
ASSISTANT GENERAL MANAGER, COMMERCIAL
Print Name CREDIT OF THE B.C. & YUKON
TERRITORY REGIONAL OFFICE

Authorized Signatory
D.F. PC13488 C/I PJ007448

Print Name

Witness to both
JENNIFER BAXTER

Print Name

650 W. GEORGIA
Address

VANCOUVER, B.C.

SECRETARY
Occupation

STRATA LOT NO.	SHEET NO.	FORM 1 SCHEDULE OF UNIT ENTITLEMENT Unit Entitlement	FORM 2 SCHEDULE OF INTEREST UPON DESTRUCTION Interest Upon Destruction
43	4	114	146
44	4	114	148
45	4	112	171
46	4	110	169
47	5	114	148
48	5	114	150
49	5	112	173
50	5	110	171
51	6	114	151
52	6	114	153
53	6	112	176
54	6	110	174
Aggregate		1350	1930

Accepted as to Forms 1 & 2
this 2 day of Sept 1997.

Superintendent of Real Estate

Owner: FORT GEORGE DEVELOPMENT LTD.

STATUTORY DECLARATION

- I, the undersigned, do solemnly declare that
- (1) I, the undersigned am the owner developer.
 - (2) The strata plan is entirely for residential use.

I make the solemn declaration conscientiously believing
it to be true and knowing that it is the same force
and effect as if made under oath.

Authorized Signatory

Declared before me at Kelowna in the
Province of British Columbia.
This 23 day of JUNE, 1997.

A Commissioner of Oaths.

Inspected and recertified
this 8th day of November, 1997.

Gordon Kilbride
Gordon Kilbride, B.C.L.S.

NEW DEVELOPMENT CERTIFICATE

I, Gordon Kilbride, of the City of Prince George,
British Columbia Land Surveyor, hereby certify that
the strata lots represented on Phase 3 of Strata
Plan of Part of the Remainder of Lot 1,
Plan PGP40994, District Lot 417, Cariboo District
constitute a new development and have not, to the best
of my knowledge and belief, been previously occupied.

Dated at Prince George, B.C.
this 20th day of May, 1997.

Gordon Kilbride
Gordon Kilbride, B.C.L.S.

Authorized Signatory
JAMES R. HAMMOND
Print Name

Authorized Signatory
WILLIAM JAMES THIESSEN
Print Name

Witness to both
JENNIFER MOHR
Print Name

804-1708 DOLPHIN AVE.
Address
KELOWNA, BRITISH COLUMBIA V1Y 9R9
Postal Code

LEGAL ASSISTANT
Occupation

PHASE 3
 STRATA PLAN OF PART OF THE REMAINDER
 OF LOT 1, PLAN PGP40994,
 DISTRICT LOT 417, CARIBOO DISTRICT.

STRATA PLAN PGS239

ELEVATION VIEWS
 NOT TO SCALE

		Phase 2 Phase 3			
S. L. 39	S. L. 40	S. L. 51	Common Property	S. L. 52	Third Floor
S. L. 32	S. L. 33	S. L. 47	Common Property	S. L. 48	Second Floor
S. L. 25	S. L. 26	S. L. 43	Common Property	S. L. 44	First Floor
Common Property					Grade
					Underground Parking

WEST ELEVATION

S. L. 52	C	S. L. 53	Third Floor
S. L. 48	C	S. L. 49	Second Floor
S. L. 44	C	S. L. 45	First Floor
Common Property			Grade
			Underground Parking

SOUTH ELEVATION

This 20th day of May, 1997.

Gordon Kilbride
 Gordon Kilbride, B.C.L.S.

PHASE 3
STRATA PLAN OF PART OF THE REMAINDER
OF LOT 1, PLAN PGP40994,
DISTRICT LOT 417, CARIBOO DISTRICT.

STRATA PLAN PGS239

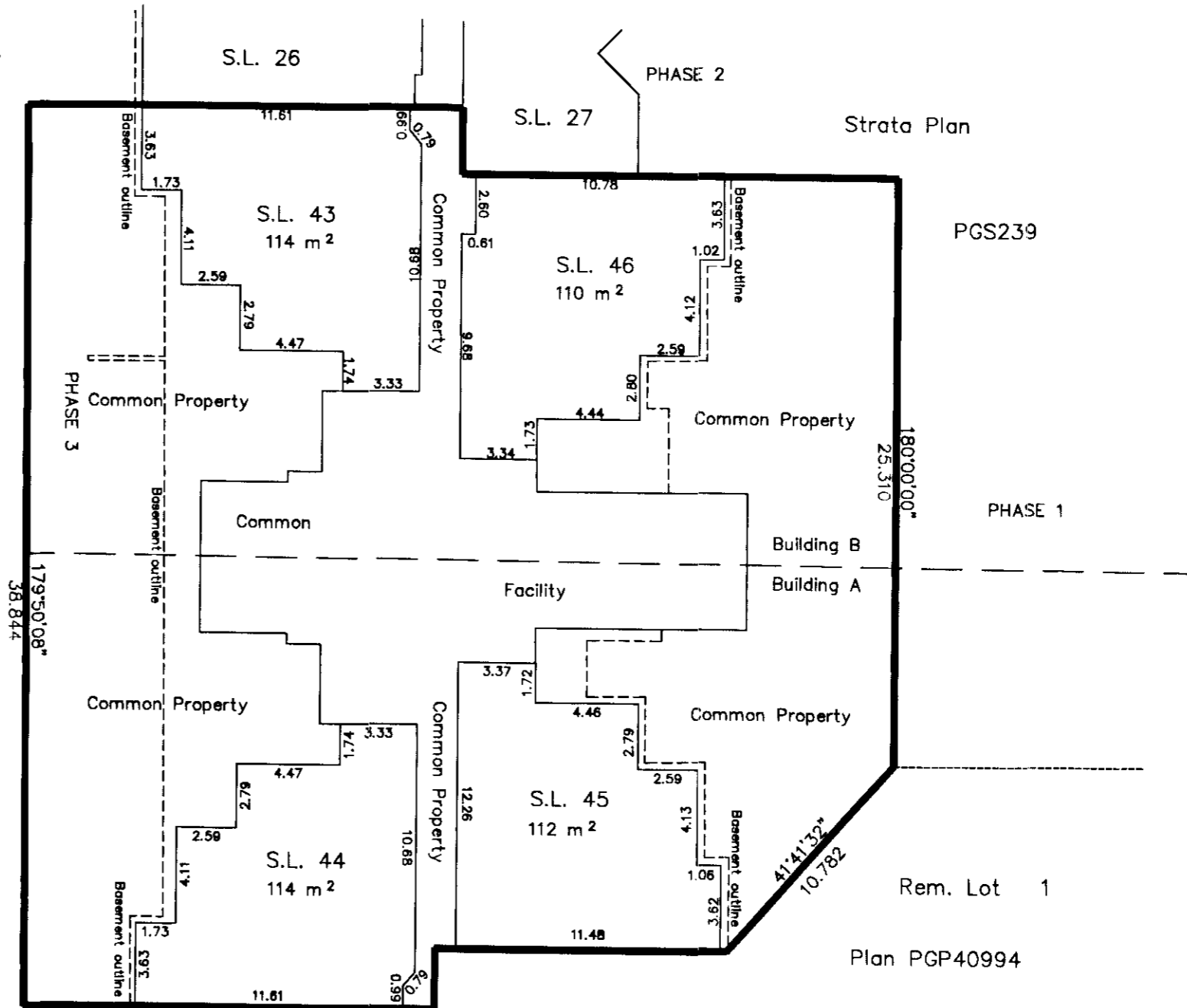
Scale: 1 : 250 (Distances are in metres)



GROUND FLOOR



Queensway Street



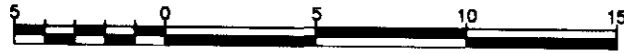
This 20th day of May, 1997.

Gordon Kilbride
Gordon Kilbride, B.C.L.S.

PHASE 3
STRATA PLAN OF PART OF THE REMAINDER
OF LOT 1, PLAN PGP40994,
DISTRICT LOT 417, CARIBOO DISTRICT.

STRATA PLAN PGS239

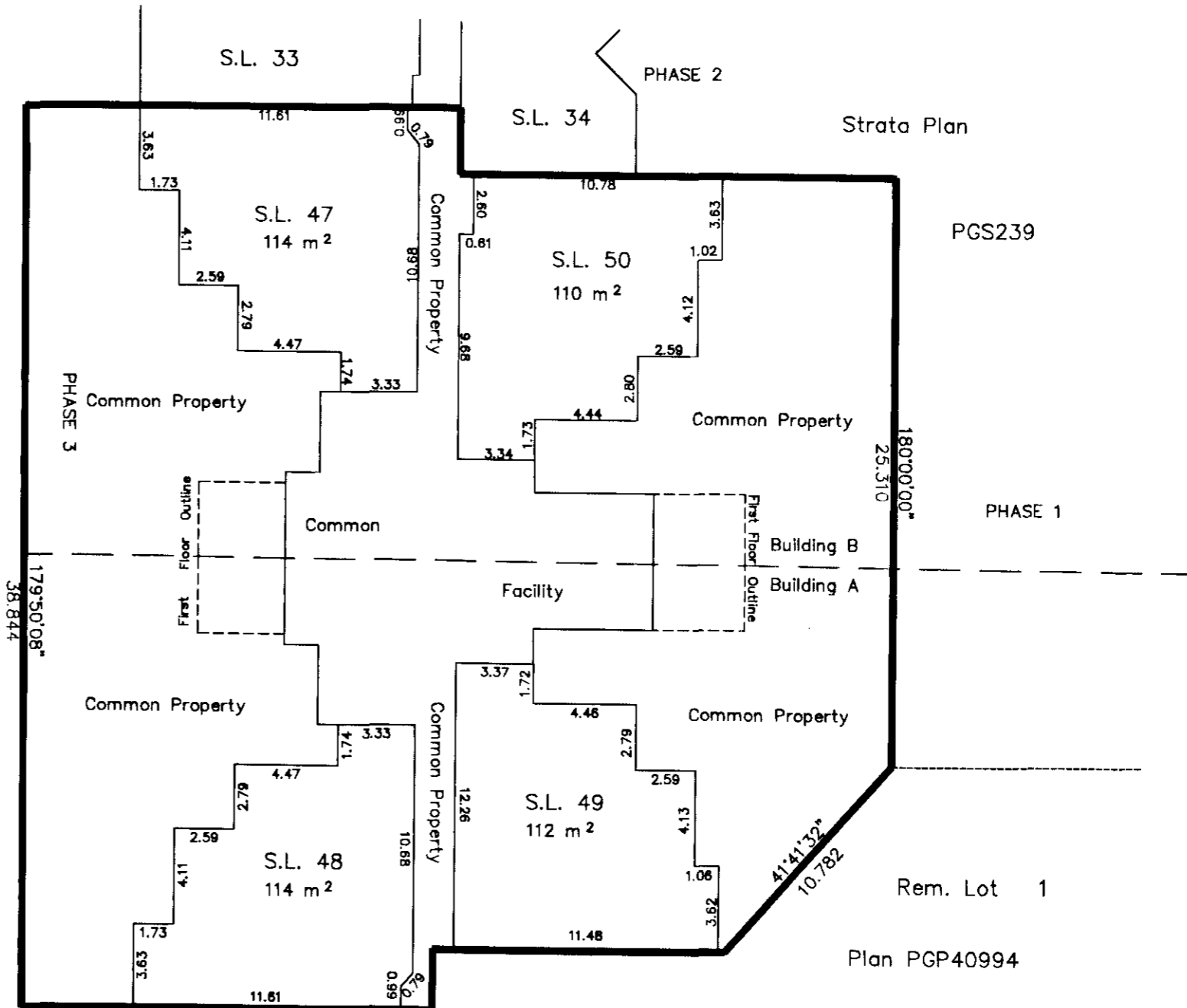
Scale: 1 : 250 (Distances are in metres)



SECOND FLOOR



Queensway Street



This 20th day of May, 1997.

Gordon Kilbride

Gordon Kilbride, B.C.L.S.

PHASE 3
STRATA PLAN OF PART OF THE REMAINDER
OF LOT 1, PLAN PGP40994,
DISTRICT LOT 417, CARIBOO DISTRICT.

STRATA PLAN PGS239

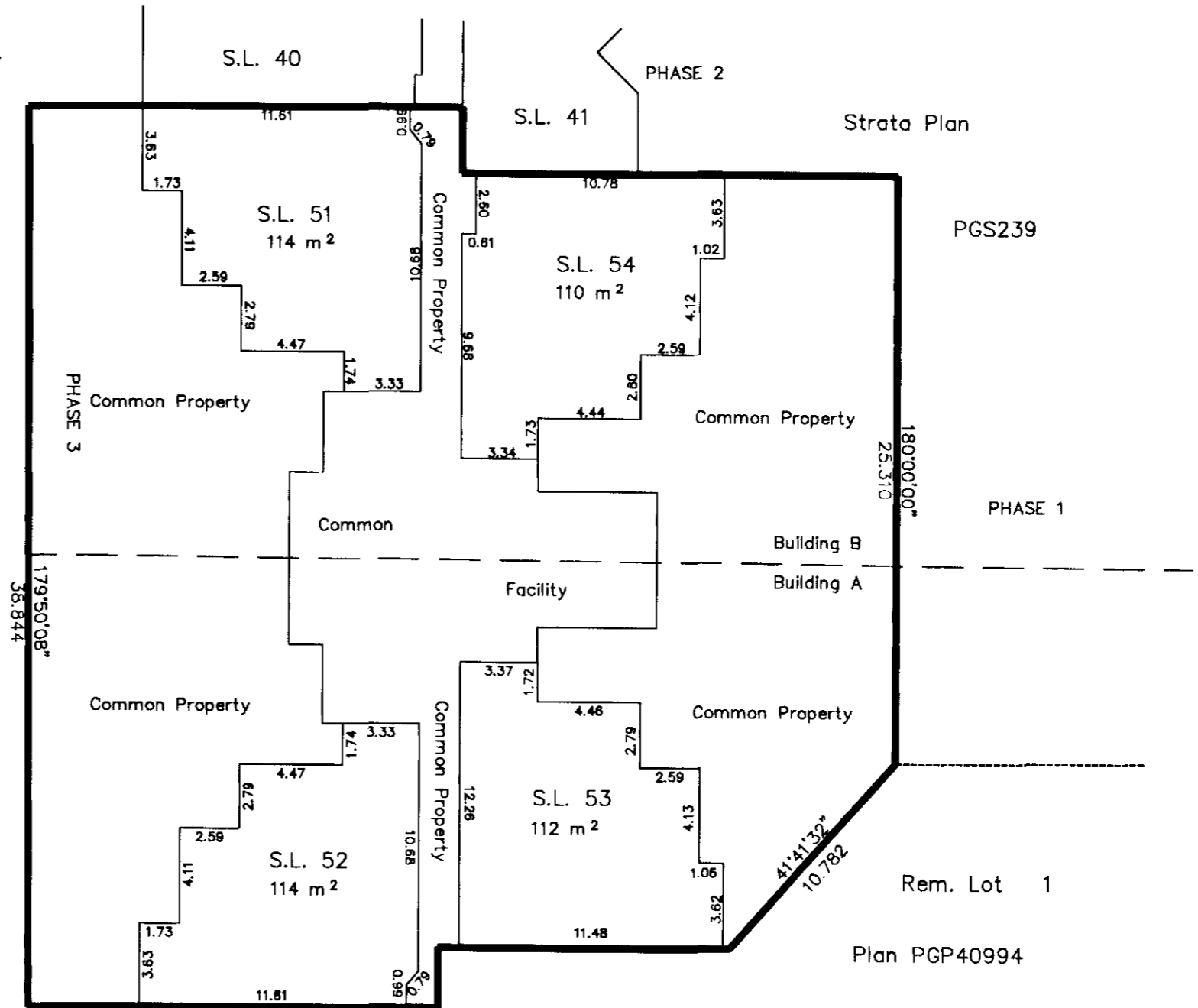
Scale: 1 : 250 (Distances are in metres)



THIRD FLOOR



Queensway Street



This 20th day of May, 1997.

Gordon Kilbride

Gordon Kilbride, B.C.L.S.